

BOSSERT HOUSES





AIRPLANE VIEW OF OUR PLANT COVERING OVER 32 ACRES.

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BOSSERT

HOUSES

BOSSERT HOUSES

READY CUT
SECTIONAL
EXCELSIOR

LOUIS BOSSERT & SONS, INC.

GRAND STREET & NEWTOWN CREEK

Brooklyn, N. Y.

Building the Bossert Way!



Is a Perfected Standardized Method of Building Construction

Eliminating costly plans and uncertain building costs and all guesswork in actual construction.

Adapted to three different types of buildings illustrated and described in this catalogue as follows:

“ READY-CUT ”

standard building lumber prepared and cut to fit (each part of the house) with such mechanical precision that two houses can usually be erected in the time required to build one in the old fashioned way.

“ SECTIONAL ”

Fabricated units manufactured at the mill (usually in 3 foot and 6 foot sections) and merely erected at the site; they make permanent buildings and can be plastered in the regular way or lined with plaster-board. Shingle exterior is preferable as all sectional joints are rendered invisible by Bossert patents.

“ EXCELSIOR ”

The real portable building fabricated similar to the ready-built type but with single walls and suitable for summer bungalows, camps, garages, etc. (Hundreds of these bungalows have been lined on the inside and made into permanent all-the-year homes at extraordinary low cost.)

For Details and Specifications of Each Type See Following Pages

What It Means to You

Study the wonderful house plans with all construction problems carefully thought out by Bossert experts. Think of all the trouble you save and realize what it means to you financially to have all this work done for you without an outlay of one dollar. Think of the routine work that you will avoid in the preparation of plans, lumber lists, ambiguous specifications, difficulties in laying out the work, waiting for door and window frames, ordering materials and, last but not least, errors of mechanics and lumber cut to waste which alone is a big item of loss.

Dear Sirs:

Read This Testimony

May 1, 1920.

I am glad to say that I have found my Bossert house very satisfactory and consider the Bossert system the easiest solution of the difficult problem of getting a home in these trying times. One great advantage of Bossert houses is that they are pleasing to anyone with architectural taste—which is not true of those I have seen of other makes.

45 Wall St., Norwalk, Conn.

Sincerely, W. Crawford Young.

Plans and Specifications

With Construction Details Free to Purchasers

This new and remarkable Bossert Home Building Service is but one of the many advantages enjoyed by Bossert home builders. The extraordinary facilities of the Bossert plant (virtually at your door) makes it possible for you to build your own home at extraordinary low cost and with a wonderful saving of time and trouble. You choose your home with the happy assurance that all the material necessary for its erection is included in the price quoted and that the finished building will be a credit to your neighborhood and a source of lasting satisfaction and pride to yourself.

Grand Street Cars Across Williamsburg Bridge Pass Our Plant

Facilities of the Bossert Plant



ON page two of the cover there is shown an Airplane view of the BOSSERT PLANT covering over 32 acres and showing nearly one mile of deep water dockage, with ocean-going boats from Atlantic and Pacific ports unloading cargoes from the cheapest markets of the world where we buy in great quantities at lowest prices and sell to you with only one profit. It shows our great mills, sash and door factory, dry kilns, box factory, and in fact facilities for making everything made from wood.

This is the largest plant of its kind in the world and for over seventy-five years has been serving the builders of Greater New York. In this great plant the BOSSERT HOUSES are manufactured, with all of the features of this great institution devoted to effecting savings in cost of manufacture for your benefit. Under no other conditions are houses manufactured to such good advantage.

Visit the Bossert Plant

Thousands visit the Bossert Plant, and you are cordially invited to come and see this giant organization at work, examine the high-grade materials that are handled with such precision and skill in the Bossert Mills—see where all the heavy timbers and framing lumber is cut to fit each part of the house—visit the window-frame, sash, door and trim departments. Note that Bossert window frames for ready-cut houses are put together and delivered to you ready to nail in place. Observe also that the sash for all Bossert Houses are primed and glazed *before* they leave the mill. Visit the sectional house department, examine the methods of construction which permit these attractive buildings to be erected almost overnight without a board to cut or a nail to buy.

Ample Manufacturing Space

TWO HUNDRED THOUSAND FEET of manufacturing floor space provide ample facilities for manufacturing at first cost under ideal conditions and virtually at your door. Modern labor saving machinery, specially designed (and patented in many cases) for the purpose of standardizing, and labor saving in the manufacture of Bossert Homes and other high grade lumber and trim products have made this mill famous for over fifty years.

Economies Accrue to Purchasers

Every economy effected in the Bossert Mills for intensive production and utilization of waste materials accrues directly to the purchaser. This is but one of the generous policies which have contributed to the success of the Bossert organization.

Bossert does not ship green lumber direct from the saw mill; it is first air dried or kiln dried according to its condition and use before it is manufactured or delivered to you.

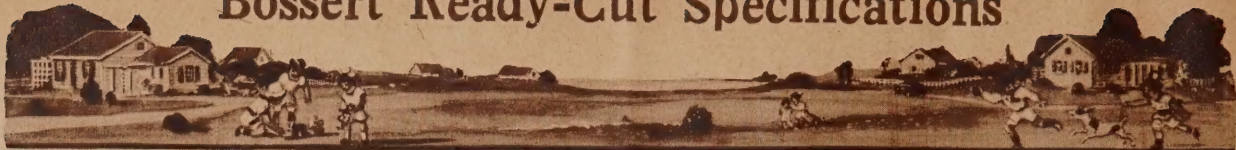
Comparison Invited

Compare this up to date, clear cut, standardized method of building with *any other* home building method and you will quickly become a happy Bossert home owner and one of the many satisfied customers of the Bossert organization.

LOUIS BOSSERT & SONS, INC.

Grand Street and Newtown Creek, Brooklyn, N. Y.

Bossert Ready-Cut Specifications



WHAT YOU RECEIVE WHEN YOU BUY *The Preparation of This Material Means*

Exterior Framing

Sills, Floor Beams, Studding Plates, Roof Rafters, Porch Framing and Partition Studs are all cut to exact size from seasoned merchantable lumber of standard dimensions.

Hard Work Made Easy the Bossert Way

Ask the Carpenter—He Knows!

There is no sorting of lumber or laborious hand labor on the job. Just place your foundation sills, set your floor beams 16 inches apart, and you are ready to erect the outside wall studs (you can't make a mistake); they are cut by machinery, true and square, and will nail snug and close and make a solid substantial job.

No Short Lengths to Piece Out!

BOSSERT outside wall studs for two story houses are continuous from sill to roof plate, and while long timber lengths are more costly to supply, the advantages are many, and the building is not held together with nails at the second story level; moreover the cost of erection to the home builder is less, and there is practically no shrinkage at floor lines or settlement to cause plaster cracks.

Just a Word About the Out- side Sheathing

BOSSERT supplies tongued and grooved or "ship-lap" dressed sheathing boards for outside walls and underflooring—this is far superior to plain boards which leave a crack between each joint. Experience also has proved that sheathing in long lengths is preferable for both flooring and exterior walls; this material is therefore supplied in long lengths with a percentage added for waste.

Clapboards or Shingles— Which Shall It Be?

BOSSERT furnishes whichever you prefer without additional cost. Some exteriors simply *must* have 24 inch shingles laid 10 inches to the weather and painted a dull white; with this type of building wide clapboards can be supplied instead of shingles. Please note that any Bossert

building can be stuccoed, full allowance being made for shingles or clapboards not required; architectural effort however should be considered first, and in this and all other construction problems we are always ready to assist and advise you.

Exterior Millwork and Porches— Correct Details for Each House

All exterior millwork, consisting of cornice material, mouldings, frieze boards, porch posts, railings, lattice, steps, and all finished outside material is machine dresses cypress or pine cut to exact width to conform to the construction drawings which we furnish with each house, all of which have been carefully studied to produce the correct architectural result with the least possible amount of labor to the builder.

Interior Trim and Mouldings for Paint or Stain Finish

Simplicity is the keynote of all Bossert interiors. The day of many membered mouldings and dust catching trim is gone and in its place we furnish plain moulded, carefully machined window and door trim, usually with a raised back band for our better houses all cut to length; plain base 5 inches wide with loose top moulding is supplied in long lengths, with all other items of trim sash, such as picture moulding for public rooms, hearth strips, shelving, hook strips, etc.; we use dry clear whitewood, pine or cypress for all interior trim.

Finished Flooring

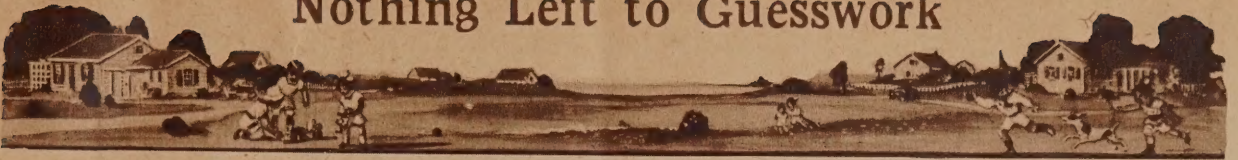
Is standard $\frac{7}{8}$ -inch thick tongued and grooved North Carolina Pine or Western Fir; it is machine dressed and will take any stain or varnish finish, but it should be carefully protected and not laid until all other work has been completed—oak or maple flooring can be supplied at the additional market cost.

Stairs, Dressers, Bookcases or Seats.

One of the many advantages of the Bossert ready-cut system is the care and attention given to the interior effects which are of such vital importance in making the house a real home.

It makes no difference what kind of house you want, "THE BOSSERT PLAN" will cut your troubles in half and save you time, money and many disappointments

Nothing Left to Guesswork



A "BOSSERT READY-CUT" HOUSE *Hundreds of Dollars Saved in Labor Costs*

Graceful turned newel posts with tapered, square or turned balusters and nicely moulded handrails are features of Bossert stair building—this material comes to you machined and ready to put together with threads and risers cut to fit and wall strings housed to receive them. Where bookcases, seats, dressers or other fixtures are shown on Bossert ready-cut plans, they are included in the price quoted and are delivered in knock-down form with frames, door and drawers put together, and tops, ends and shelves ready to be fitted. (If you wish any of these items omitted, full cash allowance will be made.)

Window Frames and Sash

Instead of shipping window frames in bundles and glass in crates necessitating laborious hand labor under difficult conditions, Bossert window frames come to you put together ready to nail into each opening. The sash is primed, glazed and puttied ready to hang; pulleys, sash weights of proper size and sash cord is included. Compare this remarkable building service with the many weeks of waiting for sash which very often does not fit the window frames when it does arrive. Bossert buildings can be completely closed-in the same day the window frames are set in place.

Door Frames and Doors

Choice of Two Designs!

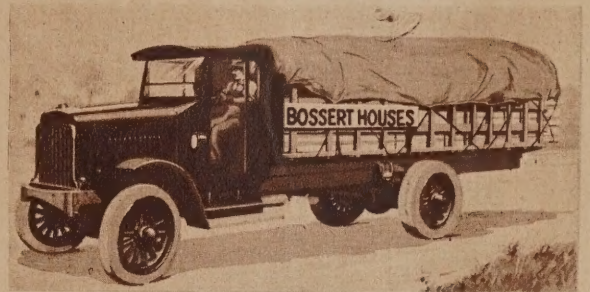
Exterior door frames for all Bossert Ready-Cut Houses are put together with outside casings and solid rabbeted jambs; front entrance doors are $1\frac{3}{4}$ inches thick with wood or glazed panels as shown on each design. Interior door frames are cut and fitted. You have the choice of two panel or five cross panel doors both $1\frac{3}{8}$ inches thick, machine sanded ready to paint or stain any color you may select from the color cards we furnish.

Paint, Stain and Floor Varnish

All ready-cut prices include paint for two coats on all finished exterior woodwork, including clapboards, or when buildings are finished with shingles laid 10 inches to the weather (regular shingles are left natural)—1 coat of stain for roof shingles, two coats of paint for interior woodwork and two coats of varnish for floors. Color cards for paint and stain are mailed on receipt of house orders, which will be found inside back cover of catalogue.

Hardware, Both Rough and Finished

For every purpose to complete our ready-cut buildings we furnish all nails of various sizes (including galvanized shingle nails), pulleys, sash cord and window weights, also all finishing hardware, consisting of brass plated hinges and



lock sets for doors, special front door lock set, double acting pantry door hinge dresser, hardware, sash locks, door stops and closet coat hooks.

On bungalows and cheaper ready-cut houses we recommend the use of real gypsum prepared plaster-board which we furnish in sheets both 3 feet and 4 feet wide by 8 feet long. The ceiling heights are specially planned to suit this board; it is a remarkable material for its purpose and will not crack, warp or shrink. It has a fine paper surface suitable for wall paper or paint. The joints can be plastered or covered with panel strips; this material is fireproof, sound and vermin proof, and is cheaper and quicker to apply than lath and plaster.

Bossert Ready-Cut Plans with Lumber and Material Lists

Faithfully representing all ready-cut houses in this catalogue, Bossert plans have been studied and developed by New York registered Architects whose services would ordinarily be prohibitive to the average home builder. This skilled cooperation was given a free rein in the development of the various architectural types and in the interesting details which have been so beautifully carried out, not only in designs, but in the finished product.

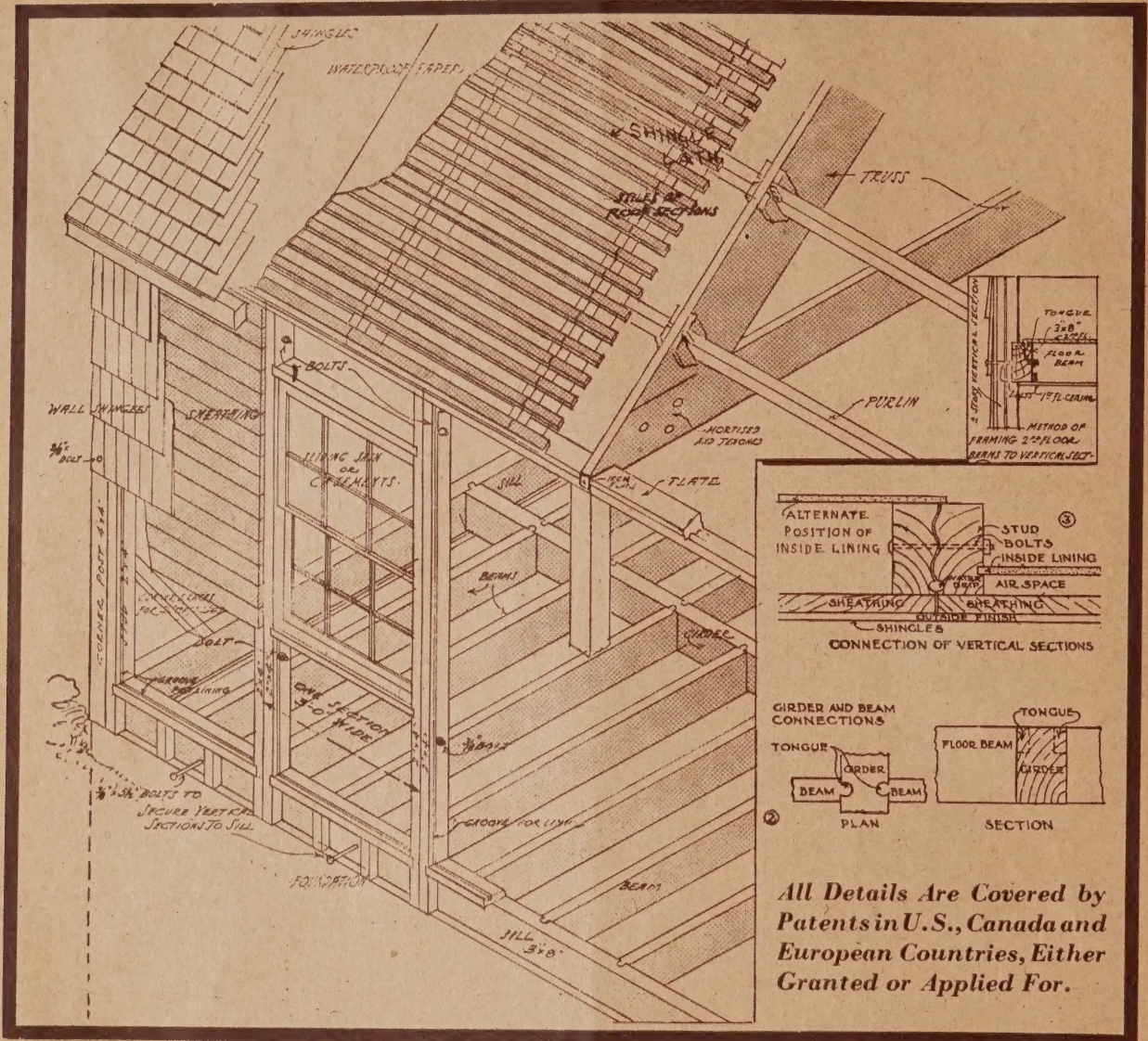
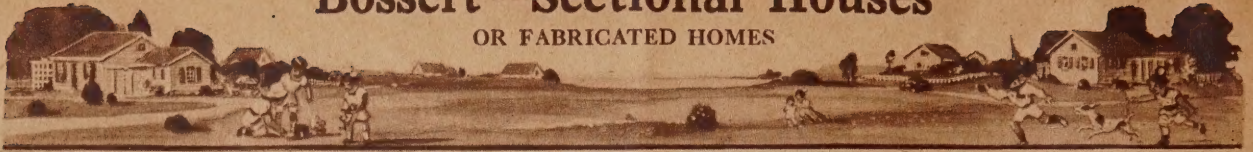
Many Architectural Refinements

Bossert plans have many architectural refinements and justly merit the many blue ribbons awarded to Bossert Houses throughout the country. There is no guesswork or possibility of error in construction, because complete framing plans show the size and position of every timber and the mode and method of construction throughout. Special attention has been given to room arrangements, to the careful grouping, centering and placing of windows and doors; also to kitchen conveniences and saving of steps for the housekeeper.

**BUILD THE BOSSERT WAY—YOUR APPRECIATION WILL BE
OUR REWARD**

Bossert—Sectional Houses

OR FABRICATED HOMES



Isometric View of Construction

Are Manufactured at the Mill in Units and Merely Erected at the Site. In Other Words, They Are 90% Completed in Sections, Only Requiring 10% Additional Labor for Erection

Example—If a Bossert sectional house costs \$2,000, you add 10% or \$200 additional for erection—plus delivery to your destination; this

constitutes a building with all the carpenter work completed at a definite cost, leaving only cellar, plumbing and heating, wiring and decorations to be done locally.

READ FURTHER INTERESTING DETAILS ON OPPOSITE PAGE

General Description



THE Isometric view shows the construction of floor beams, side wall, and roof with certain sections removed to clearly show the remarkable Bossert interlocking system.

The 3" x 8" sill, as shown, rests on the foundation in a vertical position. This is done so as to allow the floor beams to lock into the sills and also to insure a good connection between it and the vertical wall sections, which are bolted to it.

In the case of a post foundation, the sills rest directly on the posts, which are spaced about 6' 0" on centers. A 1" x 2" strip is attached to the side of the sills to act as a level and additional bearing for the beams. The floor beams are usually made 2" x 6" and the interior span for floor beams from girder to wall or from girder to girder are generally from six to seven feet. If a larger span is required, the depth of the beam is increased accordingly or additional girders arranged for.

The bottom member of the vertical sections rests directly on the sills and the side members of these sections are extended down past the sill and notched out to fit it. Side, top and bottom members are grooved to receive the inside lining.

It will be noticed that the top member is moulded on its upper surface to form an irregular surface, fitting into a corresponding irregular surface on the under side of the plates. The object of this is to form a weather-proof joint. The same thing is done where the vertical members of the two adjoining sections come together, as illustrated by Detail No. 3.

The outside sheathing is secured to the outside face of the studs and extends from the bottom of the sills to the bottom of the plates. When clapboards are used they take the place of sheathing.

The plate is cut at an angle on the top corresponding to the angle of the roof. This depends entirely upon the design of the building.

The roof sections are supported directly on the plate and here it will be noticed that the connection between the roof, plate and side wall is made in each section by a right angle bolt which fastens all three together at once. This is one of the strongest points of the construction and a very simple solution of the problem.

In general the construction of the roof sections is similar to that of the side walls, with the exception that shingle lath are used in the place of sheathing, but where prepared roofing is used the sheathing is used as on side walls.

The roof sections are joined together over the center of the side wall sections. This is illustrated in the Isometric view. This arrangement insures better construction and also allows an overhang for gable ends.

ROOF TRUSSES—The members of the trusses are mortised and tenoned together; they have seats in the sides of the top member to receive the purlins which are locked in the same as floor beams lock in similar to the beams already described.

The trusses are generally spaced 12' 0" apart and sometimes 15' 0", but not over that.

At the ends of the building the purlins span from the last truss to the gable, where similar seats are provided.

The gable ends, that is, all parts above plate, are generally made in one piece, and openings may be made in these gable ends disregarding the supports.

DETAIL No. 2 illustrates the girder and beam construction. This arrangement is the same as locking the beams to the sills. As illustrated, a tongue is cut on the end of the beams and a corresponding groove cut into the sills or girder. The beams are always a standard distance on centers and they lock exactly into the grooves. This work facilitates erection. It is impossible for the beams to move after they are in place because the wall sections are placed directly on the sills and consequently hold down the beams, and the beams cannot be removed unless all of the

WHAT WE HAVE DONE FOR OTHERS WE CAN DO FOR YOU!

Cheapest Lumber Market of the World



walls are first removed. The same is true of the girders, as they are usually placed under the partitions.

DETAIL No. 3 illustrates the connection of the vertical sections, shows how a weather-tight joint is made and shows how the studs are bolted together. There are three bolts to each connection and where there are long windows or French casement windows or doors to the floor, lag screws are used, which finish flush with the wood.

ADVANTAGES OF THE UNIT SYSTEM—

Just as every part of an automobile is machined and completed beforehand, so are the Bossert units, but right here the comparison ends because the Bossert sections are so standardized that they are interchangeable to suit various plan requirements. It should be specially noted, however, that only the units are standardized, not the type or design of the buildings.

ENDURING STABILITY—Upon examination it will be found that the laborious methods used with such enduring results by the old home builders, such as the mortise and tenon joints (held together with wood pins) are not only employed in the Bossert sections, but similar methods (accomplished far more accurately by machinery) are used throughout the entire structure with extraordinary results.

FOUNDATIONS AND CHIMNEYS—Summer Cottages and Garages are usually set on post foundations. Sufficient posts for this purpose can usually be obtained locally or will be furnished at slight additional cost. Regular buildings should have basement walls built beforehand according to the plans furnished by us (we do not furnish masonry material or labor of any kind); chimneys can be built during or after erection of building.

SPECIAL DESIGNS—If our various stock models do not meet your requirements special designs can be developed from the Bossert standardized units and prices quoted according to size and type selected. Do not hesitate to write us about your building problem. We

may have plans to suit you, in which case there will be no charge to you!

WHAT IT SAVES—Patented machinery and Scientific Methods combined with over fifty years' experience in home building, together with unlimited facilities for purchasing and manufacturing in enormous quantities, make possible a definite cost system and single profit service to the home builder that is as remarkable as it is true, because in addition to the definite cost feature it positively saves the following items:

1. The expense and time required to prepare plans and obtain estimates.
2. At least 75 per cent of the usual time required for erection and completion.
3. Interest and carrying charges approximately equal to three months' rent of the finished building.

FLOWER BOXES, TRELLISES, SHUTTERS, BLINDS AND SEATS where shown on our plans are included in prices quoted for each model. They are special features of Bossert Houses and help materially to make the House a Home.

DELIVERY—Any building illustrated can be made ready for shipment in most cases from 48 hours to two weeks' time, depending upon size and type selected. The smaller buildings and those marked "Stock" are usually available for immediate shipment. Delivery to points within 50 miles of New York City can be made by automobile truck. Urgent orders are replied to by wire as to time required for delivery. For buildings with foundation walls or basements, we send full information on receipt of order.

INSTRUCTIONS—Erection plans showing all parts numbered to correspond with sections accompany each building. It is a simple matter to tell exactly where each part belongs, and no cutting or fitting of any kind is necessary.

PLUMBING, WATER AND DRAINAGE SYSTEMS

Bossert plans show the correct placing of plumbing fixtures and the most sanitary drainage system for each group of fixtures. In most cases the bath-room and kitchen fixtures are brought together or arranged over each other because this means a big saving not only in first cost but in future maintenance. It also adds to the comfort and convenience of the house, and it is one of those little refinements in good House planning which help to make the House a Home!

From the Cheapest Lumber Market in the World to the Finished Product

Better Built Homes at Lower Cost



MASONRY

Excavation and Masonry work should be done on the ground by local contractors who are in a position to furnish labor and materials far cheaper than they could be supplied from a distance. We furnish foundation plans which include chimneys if fireplaces are shown; they can be built during or after erection or in some cases they can be omitted. For this reason floor beams adjacent to fireplaces are not cut, so that the erection of the house is not interfered with. If stone is used for foundation walls the minimum thickness is usually 18 inches, while 12 inches is usually sufficient for concrete or brick walls below grade and 8 inches above grade—very often when rough broken stone is available an inexpensive wall can be built of mass-concrete which is stone completely embedded in concrete, requiring only sufficient concrete to fill all spaces or voids between the stone, which, if too large, can be broken up and dropped into the concrete mass; this method requires less sand and cement, can be done with cheap labor and often uses up stone on the ground which might otherwise be costly to remove.

FIREPLACES AND HEATING PLANTS

Impartial briefs for home builders on this important subject may prevent errors of judgment and faults in operation which every one is anxious to avoid.

All fireplaces should have dampers, and ash pits are a convenience.

All flues should be as nearly airtight as possible.

The larger the flue the better the fire will draw.

Do not carry boiler flue below the "thimble" of boiler smoke pipe.

Clean out the bottom of flue and boiler smoke pipe once a year.

Don't expect efficiency from a boiler with a heating coil in the heart of the fire.

Don't put hot air pipes in outside walls and expect heat in cold weather.

Don't put steam, hot or cold water pipes in outside walls without thorough protection.

Bossert Ready-Cut Homes have paper between all double floors, and for all outside walls see that it is properly lapped and placed behind all windows and door frames; they are well made and the stud framing is machined dressed, but paper between the joints will prevent air leakage and will repay you in comfort and save money in coal bills.

HINTS ON ELECTRIC WIRING

Bossert Ready-Cut building plans indicate for the convenience of purchasers the essential electric fixture outlets for the various rooms. The Prospective Home Builder should however study this lay-out and make any necessary additions or changes. Early application should be made to the local Lighting Co. for service connection and meter location. It is well to remember that the electrician doing the work should furnish the owner with an underwriters' certificate of approval for the installation of the wiring. A separate charge is made for installation of fixtures and a fixture certificate is also required. Both certificates must be submitted to the Lighting Co. before current is obtainable and much vexatious delay is avoided if this matter receives early attention.

Don't forget that electric washer or other conveniences require separate base outlets.

Don't forget the electric bell outlets and that a bell transformer attached to the wiring system costs but a few cents to operate and has no batteries to get out of order or to be recharged. Get acquainted with the fuse plugs and keep a few on hand in case of a blowout, and don't build the preserve closet round the meter board, because the inspector calls once a month.

POINTS TO REMEMBER

DON'T FORGET that the first thing you need is water! Find out if the water main is laid in the street. If you contemplate a laundry or toilet in the basement, don't decide on the depth of the foundation until your plumber has ascertained the depth of the sewer in the street. If necessary your building can be terraced up with the excavated material; save the topsoil for the terraces and flower gardens—and thus save the cost of earth removal.

If there is no sewerage system don't build an ordinary cesspool, but be up to date and economical and scientific at the same time—build a tight septic tank with porous clay drain tiles laid in a ditch with a stone bottom. Local firms specialize in this work or you will find them illustrated or described in magazines and farm journals.

Roof drainage is quickly disposed of with dry wells or barrels sunk in the ground filled with loose stones; frequently sufficient stones for this purpose are raked together when you make a garden or clean up your plot, and this is an easy and useful way to dispose of them.

DON'T FORGET that the gas main can be laid in the same trench as the water main. The latter should be at least three and a half feet below the surface to prevent freezing and the gas main can be laid on a shelf on the side from 18 inches to two feet deep. Notify the gas company in ample time to avoid delays and don't have gas and water meters placed in the coal bins!



This is a miniature sample of the working drawings we furnish

Build the Bossert Way and Forget Home Building Troubles

Behold the Piping Rock!



Reproduced from "House and Garden" magazine, December, 1920.

THE PIPING ROCK has achieved more un-sought publicity, won more prizes in beauty contests, blue ribbons at fairs and exhibitions than any other of the Bossert Houses, and we believe than any other one house.

The large magazines devoted to the artistic beauty of the suburban homes have shown the Piping Rock repeatedly, photographs having been submitted both by enthusiastic owners and by photographic reporters seeking for beautiful subjects for their magazine columns. It has been shown as individual homes and as guests houses.

The charming little guest house illustrated, in a garden of hollyhocks and roses has been conceded by everyone to be the most artistic small house built. Hundreds of these houses are in use to-day as homes, guest houses, chauffeurs' cottages and bungalows. It embodies every convenience that can be thought of in a small house, has an ideal room arrangement with a minimum amount of housework and the greatest degree of comfort. A fireplace may be installed in the living-room if desired. Cheap in price, furnished ready-cut, also sectional. On page 24 is shown the PIPING ROCK MODEL having one end converted into a garage.

THE PIPING ROCK HAS PIERCED PANEL SHUTTERS

Piping Rock Model



Jos. H. Bearns,
215 Montague St.,
Brooklyn, N. Y.

Louis Bossert & Sons, Inc.

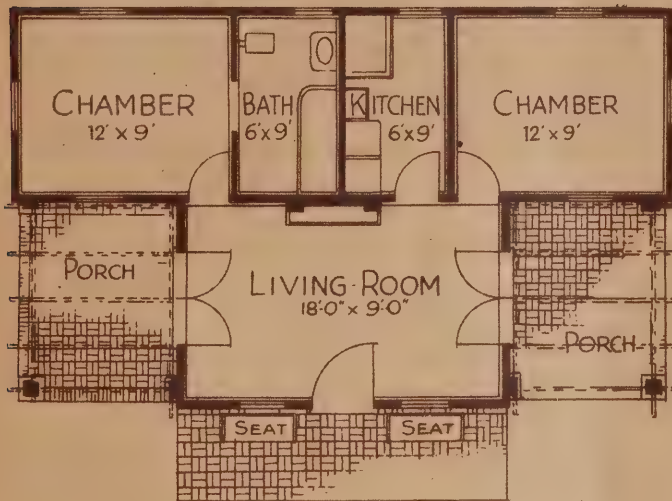
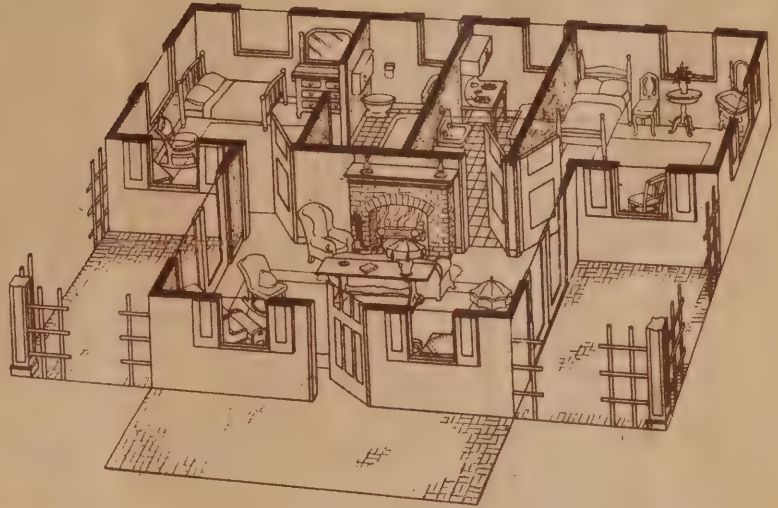
Dear Sir:

The writer begs to acknowledge receipt of your favor of the 11th, and in reply begs to say that your better type of house or referring to the one that now lies on my property in Chickadee Valley, Amenia, N. Y., is a very satisfactory product and I certainly can say without hesitation that they are satisfactory where cost, convenience and moderate up keep are considered.

With best personal wishes, I am

Yours very truly,

Jos. H. Bearns.



FLOOR PLAN

1. Width, 36 ft.
2. Depth, 18 ft.
3. Large, comfortable living-room is 18 x 9 ft.
4. Kitchen, 6 x 9 ft.
5. Bath, 6 x 9 ft.
6. Two bedrooms are each 12 x 9 ft.
7. A pergola is provided on each end of the living-room. The pergola shown in illustration over the front door is not included.
8. The living-room has casement doors at each end opening on the pergola and two windows in the front beside the door.
9. Each bedroom has a window on three sides.
10. The kitchen and bath each have one window.
11. Plans and specifications, gratis.

SPEAKS FOR ITSELF

Gentlemen:

June 8, 1920.

A short time ago I received a letter from you asking me if the Piping Rock model house has been satisfactory.

Permit me to say that it has been very satisfactory, and its appearance has been commented on to a large extent verbally and also in local papers.

Very truly yours,

Burke Stone, Inc.,
Alfred B. Stone.

Hotel Gramatan Arcade, Bronxville, N. Y.

The Solution of the Home Problem Means Independence

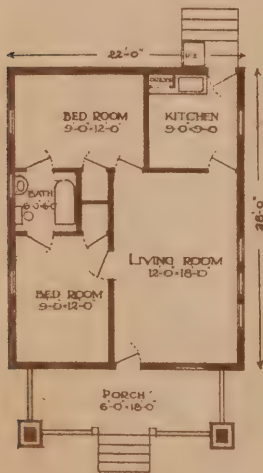
Ready-Cut or Sectional Bungalows



ALBANY MODEL

THIS most popular of all small houses is a real home. The three floor plans give you an opportunity to select a house having an interior arrangement just suited to your requirements, and which may be set on posts or a cement or brick foundation as desired.

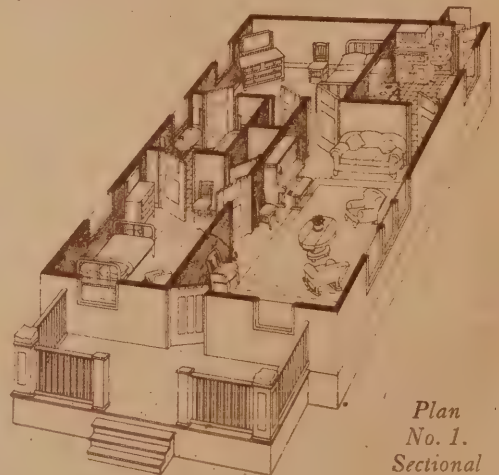
Bossert Ready-Cut construction saves one-third to one-half carpenter work, eliminates waste and saves time and money. We will furnish all the material to build this house, consisting of mill work, lumber, roofing, siding, flooring, finishing lumber, hardware, paint, etc. Prices include plans and specifications.



Plan No. 1

FLOOR PLAN 1

1. Width, 22 ft.
2. Depth, 28 ft.
3. Four rooms and bath.
4. Porch, 6 x 18 ft.
5. Large spacious living - room, 12 x 18 ft., windows on two sides.
6. Two bedrooms, each 9 x 12 ft. Large closet in each.
7. Bath, 6 x 6 ft.
8. Kitchen of good size, 9 x 9 ft.
9. Plans for basement, gratis.



Plan
No. 1.
Sectional
View

See One of These Houses Erected at Our Plant. Do Not Delay. Place Your Order Today

Better Architecture Means Better Houses



Shingles will be supplied for exterior walls instead of clapboards without extra cost. Real plaster-board (easily erected) furnished.

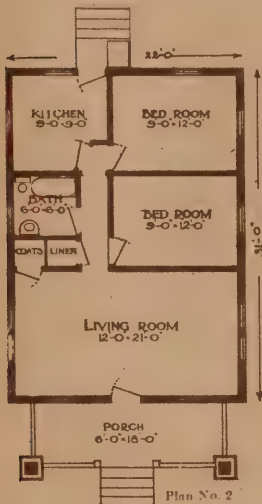
IMPORTANT:—Please read carefully all about READY-CUT houses on pages four and five.

Of all models of small houses the ALBANY is the most popular, as it is so typically American in design, so sturdy and "homey" and at the same time so practical in the room arrangements that it gives more ample living accommodations

than many larger houses of different design. It may be set on posts or cement foundation, with a cellar as you desire.

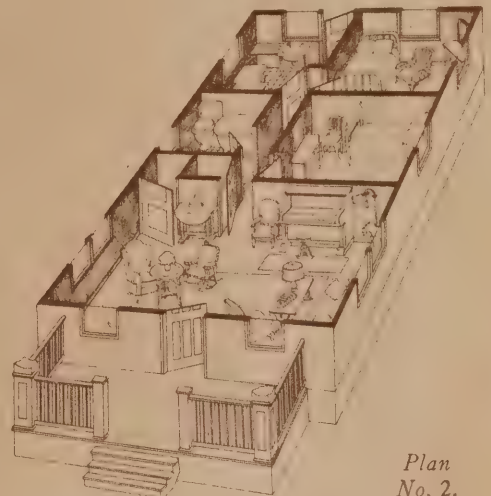
At the prices quoted (in back of book) it is one of the greatest values for a small price ever offered. For your convenience an order blank will be found in back of this book, which kindly fill out, sign, and mail to us with your check (money order or draft) for 25 per cent (one-quarter) of the price. Your house will be shipped (or delivered) within ten days from the receipt of same.

FLOOR PLAN 2



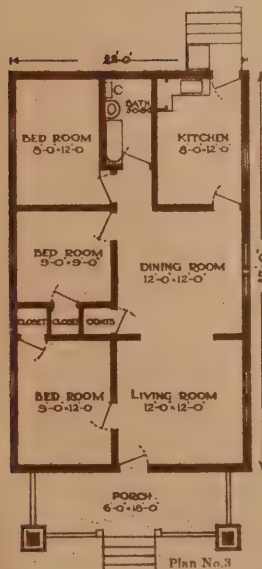
Plan No. 2

1. Width, 22 ft.
2. Depth, 31 ft.
3. Four rooms and bath.
4. Porch, 6 x 18 ft.
5. Living-room, 12 x 21 ft., extends entirely across house. Six windows make it light and cheery.
6. Two bedrooms, 9 x 12 ft.
7. Bath, 6 x 6 ft.
8. Kitchen, 9 x 9 ft.
9. Plans for basement, gratis.
10. Fireplace can be built in living-room, if desired, at small additional cost.



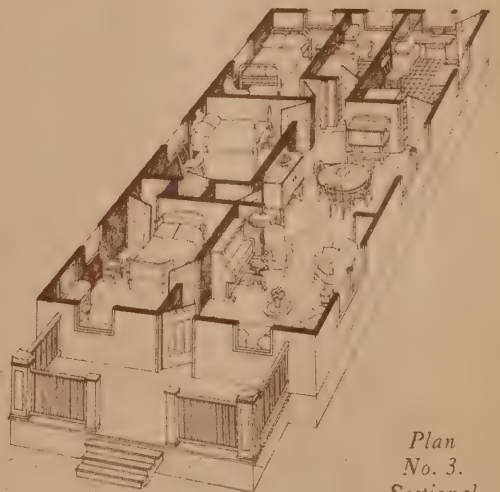
Plan No. 2.
Sectional View

FLOOR PLAN 3



Plan No. 3

1. Width, 22 ft.
2. Depth, 37 ft.
3. Six rooms and bath.
4. Porch, 6 x 18 ft.
5. Living-room, 12 x 12 ft.
6. Dining-room, 12 x 12 ft.
7. Front bedroom, 9 x 12 ft. Opens off living-room.
8. Middle bedroom, 9 x 9 ft.
9. Rear bedroom, 8 x 12 ft.
10. Bath, 5 x 8 ft.
11. Kitchen, 8 x 12 ft.
12. Plenty of closet space.
13. This model makes comfortable year-round homes.



Plan No. 3.
Sectional View

Take Advantage of This Wonderful Opportunity. Build Now and Save Rent

The Long Island Farmhouse



The Long Island Farmhouse "Sectional" or "Ready-Cut"

THE Long Island Farmhouse is a real, attractive, comfortable home. It is spacious enough for a good sized family and the principal rooms being on the first floor saves all unnecessary steps for the housekeeper. A chimney may be installed before or after the house is erected, providing a fireplace in the living-room, a connection from the kitchen and a heater from the basement if desired or if no basement is provided, a heater of ample capacity may be installed in the kitchen.

Furnished ready-cut, also sectional.

TRUE TO THE FARMHOUSE TYPE!

Side walls and gable ends are finished with thick butt, wide old fashioned shingles laid 11" to the weather while the front wall is finished with clapboards. Other interesting Bossert Features are the moulding cypress eaves gutters which save you the cost and upkeep of perishable metal gutters sold with Ready-Cut houses of miserable design and inferior materials.

BOSSERT REPUTATION IS YOUR GUARANTEE OF QUALITY

Read What This Proud Owner Says

Broad Channel, June 2, 1920.

Your letter under date of May 4th only just reached me. I hope my answer will not be too late.

This is our fourth season in our "Bossert House," and we certainly are well satisfied and never fail to tell all inquiring friends or acquaintances how good it is, how well put together, floors so firm and solid, and always call attention to the patent windows, allowing no sand to sift through during the winter as an ordinary built window will do.

We are very proud of our house, and if we ever again have occasion to build, we most certainly will have a "Bossert House."

If at any time we can recommend our house for your benefit in any way, we certainly will be more than glad to do it. No ordinary carpenter-built house can compare with it in any respect.

Box 50.

J. H. Groves.

Sectional or Ready-Cut—Bossert Buildings Go Together Just as the Pictures Show Them

A Revelation to this Purchaser



Far Above the Average

May 26, 1920.

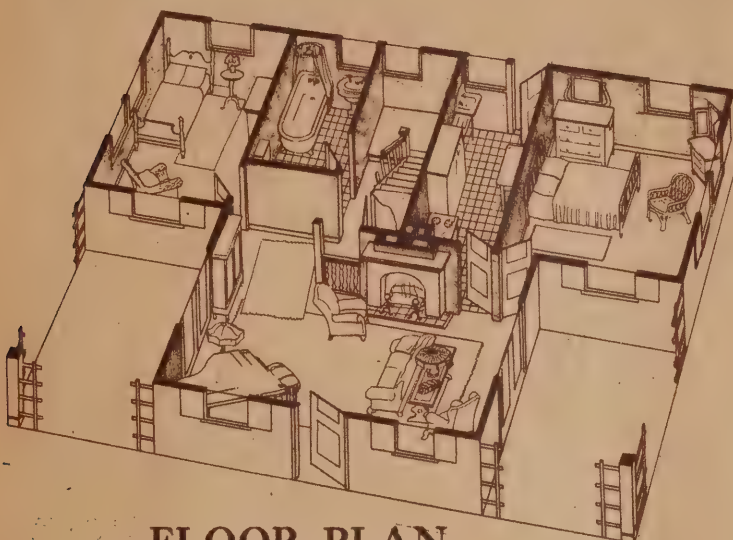
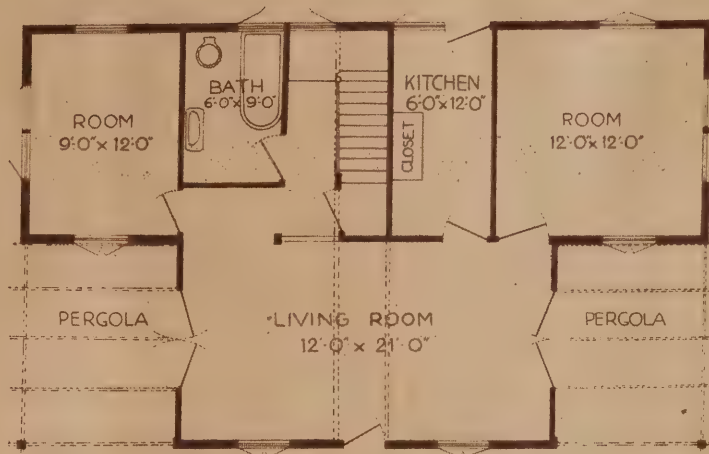
Gentlemen:

It has been my intention to write you for some time to tell you about the great amount of satisfaction I am getting from the Bossert House which was delivered to me last year.

The house was erected shortly after its arrival and certainly is well constructed. The workmanship and material are far above the average that I have seen in houses of this kind, and the ease in which it was assembled was a revelation.

You may put me down as being an enthusiastic owner, and always ready to highly recommend your houses to any future prospects.

Very truly yours,
M. W. Lusk.



FLOOR PLAN

1. Width, 39 ft.
2. Depth, 24 ft.
3. Six rooms and bath.
4. The large living-room is 21 x 12 ft.
5. One bedroom is 12 x 12 ft.
6. Another bedroom is 9 x 12 ft., both on first floor.
7. Two 9 x 12 ft. bedrooms on second floor with insulated air-space above and on both sides with ample storage space in attic.
8. The large kitchen is 6 x 12 ft.
9. The bath is 6 x 9 ft.
10. At each end of the living-room is provided a pergola with casement doors opening on the living-room.
11. Two front windows are provided also in the living-room while each of the bedrooms on the first floor have four windows on three sides. Plans gratis.

C. D. Schmidt Co.
Broadway, cor. Canal St.
New York

Louis Bossert & Sons, Inc.

Dear Sir:

The Bossert Long Island Farmhouse sold to me by you is now complete at Laurel, Long Island, and I would encourage you to take pictures of that building showing several additions thereto.

We think that this is probably the best of any that we have seen, and it may suggest to some of your patrons what may be done with the Long Island Farmhouse where more room is desired.

We are very much pleased with it and so is everyone that sees it.

Yours truly,
C. D. Schmidt.

YOU ONLY PAY BOSSERT FOR ACTUAL MATERIAL USED IN CONSTRUCTION

The Meadowbrook Model



READY-CUT Meadowbrook OR SECTIONAL

THE Meadowbrook is a favorite Bossert design offering an amazing number of ingenious variations, both in plan and design, all of which are most economical, because, the building being square, the greatest amount of floor space is enclosed with the least amount of wall area.

The front entrance can be on the side or on the gable end of the building.

Porch is of ample size and is made unusually attractive with pergola beams and flower trellises. From this porch handsome double French doors open directly into the spacious well-lighted living-room. The dining alcove on the left offers an ideal substitute for the dining room, which can then be utilized for another bedroom.

By carefully examining the plans you will find that the second floor bedrooms are not exposed to the roof; closets on two sides and an air space above insulate these rooms, so that they are not the usual hot bedrooms of the semi-bungalow house. Closet space is unusually plentiful. The shingles on the exterior side walls are exposed 10 inches to the weather, producing the old Dutch Colonial effect. Painted white with blinds painted green makes a most attractive house.

Interior trim is of cypress which may be painted or stained; the low side bedroom windows can be omitted and blinds provided for center windows instead. Balcony over porch is easily built and costs little for material.

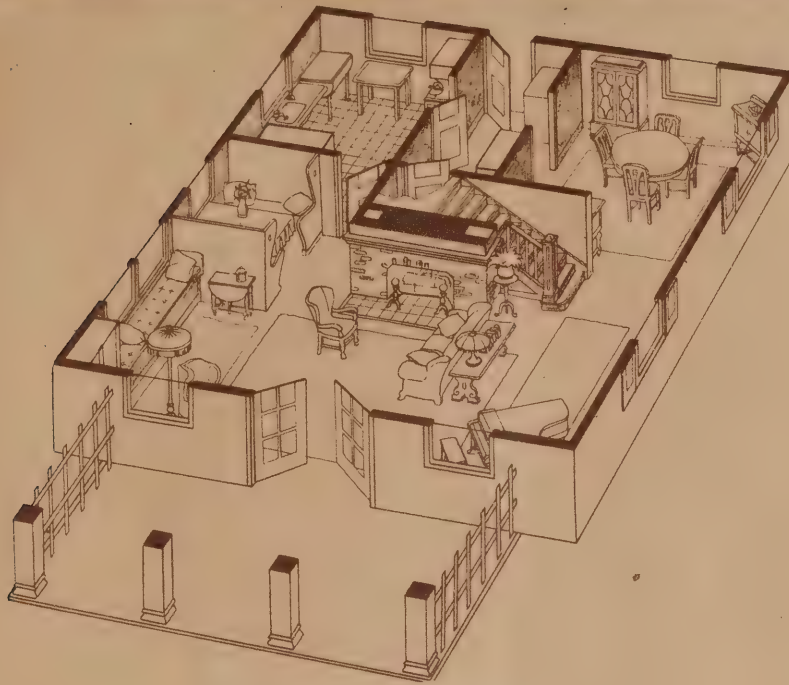
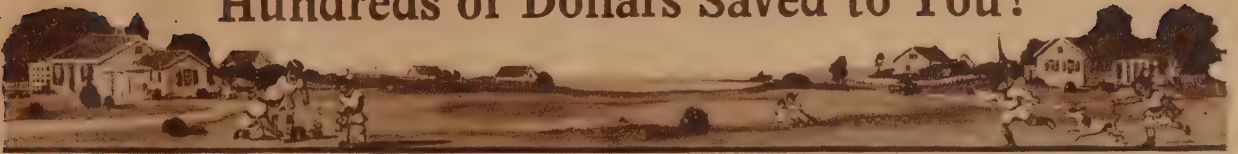
This model is also furnished SECTIONAL—see pages 6 and 7 for specifications. It can be erected in one week! Patented shingling methods render all sectional joints weather-proof and invisible.—Come and see one of these buildings erected in our yard.

FLOOR PLAN

1. Width, 24 ft.
2. Depth, 24 ft.
3. It has 5 rooms and bath, with a dining alcove.
4. The porch is 20 ft. x 8 ft.
5. Living-room, 24 x 12 ft., with a dining alcove 6 x 9 ft. and space provided for fireplace.
6. Special closet for coats.
7. A dining-room or bedroom on first floor is 9 x 10 ft.
8. The kitchen is 9 x 9 ft., or if the dining-alcove is eliminated it would be 9 x 12.
9. A china-closet is provided in the kitchen.
10. A butler's pantry and rear entrance, 5 x 9 ft., with ample space for ice-box and stores with door to kitchen and dining-room and entrance to cellar.
11. Second floor, 2 bedrooms, each 9 x 12 ft.
12. A bath 6 x 5 ft. 6 inches.
13. From each bedroom are 2 large closets for storage.
14. Each bedroom has 4 windows.
15. Plans gratis.

There Are Hundreds of Short Cuts in the Building Game and We Know Most of Them

Hundreds of Dollars Saved to You!



Sectional View

EXCELLENT WINTER HOME

May 13, 1920.

Louis Bossert & Sons, Inc.

Gentlemen:

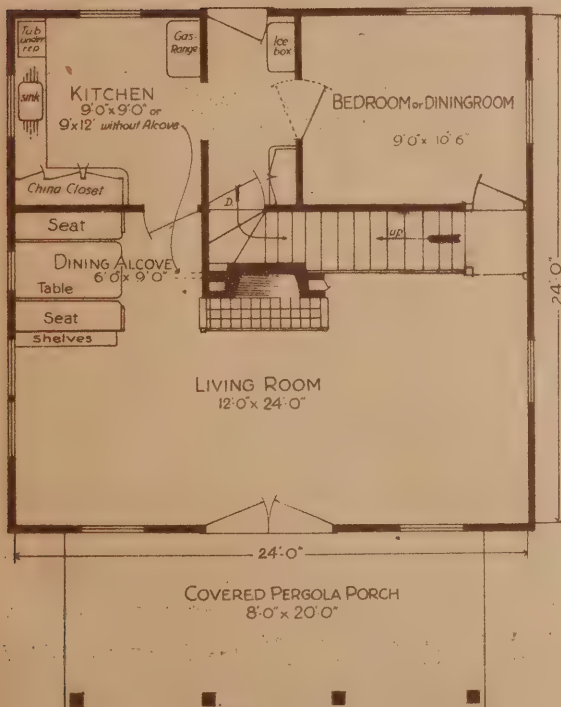
In reference to the Bungalow I purchased from you. I also purchased another of your Bungalows from the government that was erected at Seagate, Coney Island. They give every satisfaction and I may state that one of them has been occupied all winter of 1919-1920, and as it was a hard winter, it is sufficient to say that they are quite weather tight in every respect.

You may use this as you see fit, and also use my name to further any sales you may be able to make as long as you keep up to the standard you have created.

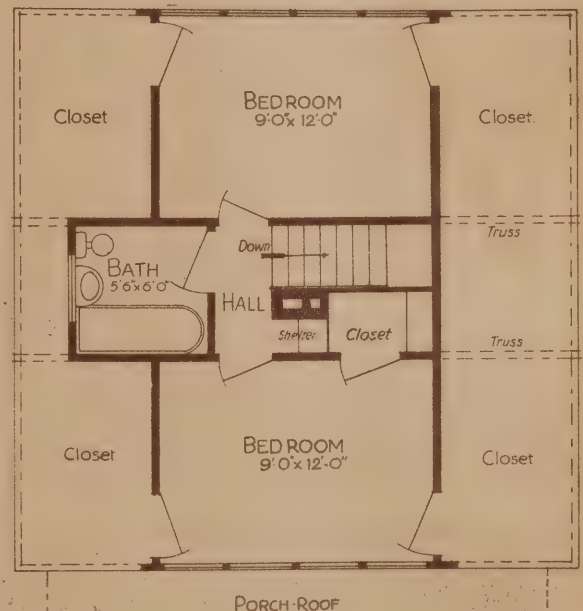
Yours very truly,
M. W. Gunton.

16 Pratt Ave.,
Mt. Vernon, N. Y.

P.S.: Buildings are situated
at Elm Road, Inwood Park
Section, L. I.



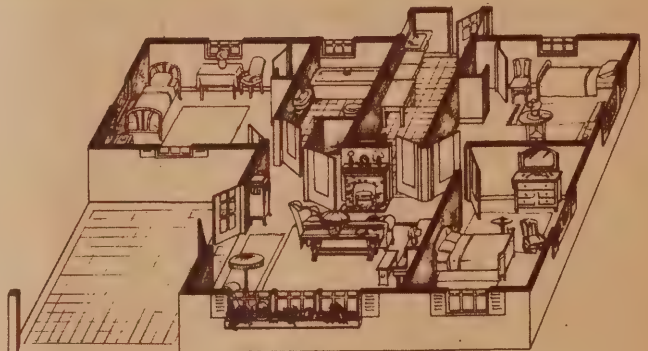
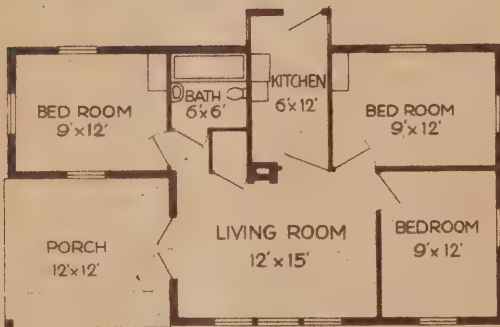
1st Floor Plan



2nd Floor Plan

"Bossert" Prices Are Possible Only Through Intensive Production Methods

Tuxedo



ATTRACTIVE to look at, comfortable to live in. Considering its size, the abundance in the "Tuxedo" will surprise you. A family of five or more may live here in pleasure and comfort not found in many homes occupying considerably more space.

FLOOR PLAN

1. Width, 36 ft.
2. Depth, 24 ft.
3. 5 rooms and bath.
4. Living-room is 12 x 15 ft.
5. 3 bedrooms are each 9 x 12 ft.

6. Porch is 12 x 12 ft.
7. Kitchen is 6 x 12 ft.
8. Bath is 6 x 6 ft.
9. The living-room has 3 windows in the front and French doors opening on to the porch.
10. Each of the bedrooms has windows on 2 sides.
11. There is a roomy attic with good storage space.
12. Space in the living-room is provided for fireplace.
13. The house may be heated either by furnace in the cellar or a heater in the kitchen.
14. Pergola Porch is readily transformed into Sun Parlor or Dining Porch.

FOR PRICES AND TERMS SEE ENCLOSED PRICE LIST

Bossert Excelsior Construction



Read These Specifications

Consider How Completely These Little Buildings Fill a Long Felt Want and How Quickly and Simply They Can Be Erected Anywhere

BOSSERT "EXCELSIOR" HOUSES are substantially built of No. 2 stock completely finished in sections of convenient size for handling, ready for erection with unskilled labor.

DOORS and WINDOWS are hung complete with all hardware ready for immediate use.

OUTSIDE WALLS are clapboard nailed to machine dressed studs, presenting a finished appearance on both sides. They are interchangeable and fit together with patented lock joints.

INTERIOR PARTITIONS are of clean dressed boards to plate line only.

FLOORS are $\frac{3}{8}$ -inch thick, tongued and grooved, clean dressed boards, made in sections and battened on the underside.

ROOF SECTIONS are substantially framed and covered with $\frac{3}{8}$ -inch boards; sufficient crushed slate roofing is provided to apply after sections are in place.

EXTERIOR FINISH is optional with the purchaser. If the building is painted white, round porch columns and a paneled front door are furnished. If rustic effect is desired the exterior is stained with a brown creosote stain (which is equal to two coats of paint) and rustic porch posts and battened door are provided.

SHUTTERS are painted green in both cases and can be securely fastened on the inside, affording suitable protection from the elements, etc.

BOSSERT EXCELSIOR HOUSES can be erected on any kind of foundation, such as wood posts, brick or cement piers or field stones.



Showing the assembling of a Bossert Sectional house. Windows are in and glazed. Shutters closed for shipping. The roof, however, is not assembled until sides are all up.

DELIVERY can be made anywhere by rail, or by automobile truck if within reasonable distance from New York.

ERECTION. Full directions are furnished with each house, all nails and bolts are supplied, everything is thoughtfully provided. You cannot fail to have a staunch, serviceable building that will last for years and be a constant source of pleasure, profit and health.

A glance at this diagram tells its own story. The Bossert patented methods of construction make this possible and the extraordinary facilities of the Bossert plant does the rest. There is not a board to cut or a nail to buy. Floor beams drop into place, the wall

sections hold them down and every part locks together with unerring accuracy.

Windows are in place and doors ready to lock as soon as the sections are set up. Sturdy board shutters protect the windows during transit and seal the house tight against the winter storms.

Durable crushed slate roofing felt lapped and nailed is good for years, and, if you wish, a simple chimney and plaster-board lining will convert this roomy summer bungalow into an all-the-year home at a fraction of the usual cost. It will be so attractive that you cannot fail to rent it if you are unable to occupy it yourself.

READ OUR LIST OF PURCHASERS ON PAGES 29 AND 30

Pocono Hills Bungalow



FLOOR PLAN

1. Width, 24 ft.
2. Depth, 24 ft.
3. Five rooms.
4. Living-room is 12 x 15 ft.
5. One bedroom is 6 x 12 ft.
6. Two other bedrooms are each 6 x 9 ft.
7. The kitchen is 6 x 9 ft.
8. The porch is 6 x 12 ft.
9. If desired the porch may be made 6 x 21 ft., eliminating the 6 x 12 ft. bedroom.
10. Plans and specifications, gratis.

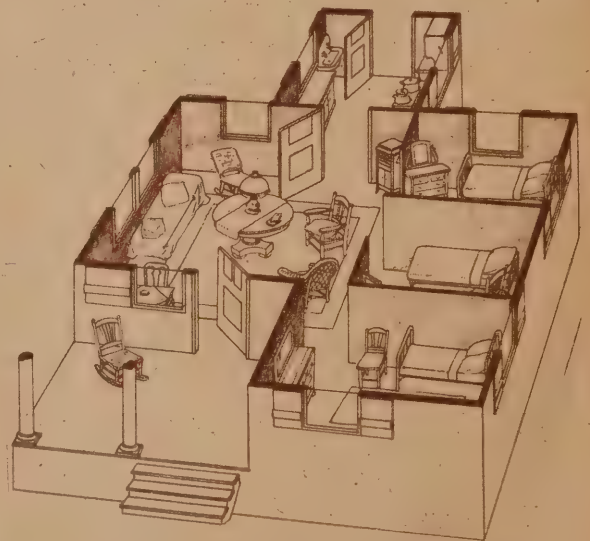
The living-room has windows on three sides. One bedroom has one window; the other two have windows on two sides.

This house is designed and built strictly as a summer bungalow and is unlined and may be set on posts. It is supplied in either rustic or clap-board finish.

Important

So many of these houses have been purchased lined and set on a good cement or stone foundation with a good cellar and used as all-the-year homes that we draw your attention to this possibility. Plans for building your cellar and foundation are furnished gratis. The rear room may be partitioned off, making a bathroom 6 x 6 ft. with a hall 3 x 6 ft., with a rear door leading

from the hall as well as the door from the living-room into the hall, one of the 6 x 9 ft. bedrooms used as a kitchen forming a house with living-room, two bedrooms, kitchen, bath and porch. This is undoubtedly the cheapest practical all-the-year house that it is possible to purchase to-day.



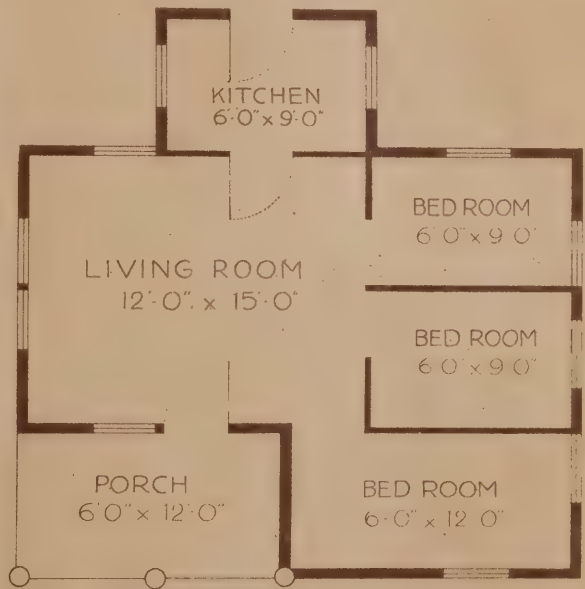
THIS IS THE SOLUTION OF THE ANNUAL COTTAGE PROBLEM!

All the Glory and Joy of Summer



THE rustic finish house shown on this page is set on posts while the white clapboard house shown is provided with cellar and stone foundation, and is occu-

piated with every comfort and convenience all-the-year. The house is furnished lined or unlined.



BE THRIFTY. BEGIN NOW. THE BOSSERT METHOD TELLS HOW!

California Model



California Model

HERE is a little summer home that fills a long felt want. Just a living room, two bedrooms and a porch, but just as comfortable and attractive as the picture shows it to be.

The rooms can be arranged to suit your own ideas and a kitchenette can be added if desired.

One of these buildings is used all the year round for housing patients at a sanatori-

um in Connecticut. It has a stone foundation, is lined with wall board and has steam heat. Porch railing and steps are not included in price quoted, as the porch is usually one step off the ground.

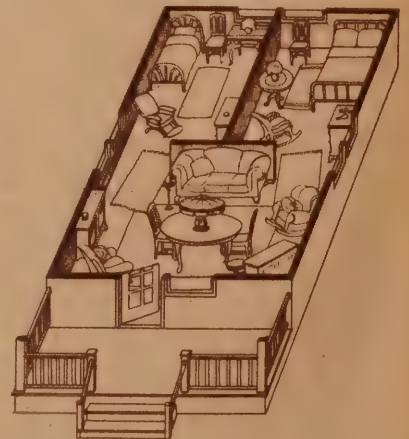
No matter how inaccessible your favorite spot may be, this house can be shipped and erected in a few days by unskilled labor without trouble or disappointment.



FLOOR PLAN

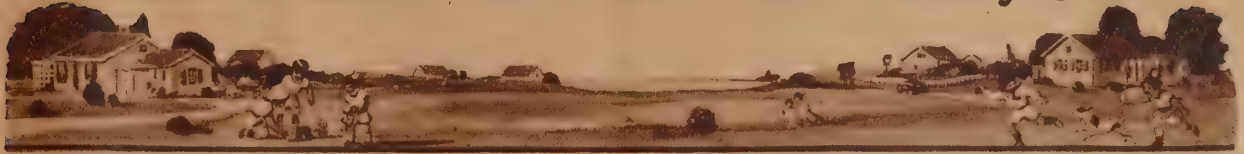
1. Width, 12 ft.
2. Depth, 24 ft.
3. Living-room, 9 x 12 ft.
4. Two bedrooms, each 6 x 9 ft.
5. Porch, 6 x 12 ft.
6. Plans and specifications, gratis.
7. Steps and porch railing are not included.

The living-room has windows on three sides; each bedroom has a window on two sides.



An "Excelsior" House (Unlined) Built Sectional

Club Houses ARE MADE Both Sectional AND Ready-Cut



This is a Picture of the Lido Club of Long Beach

WHEREVER you find a Bossert-built Club House you will find a host of admirers of the Bossert method of construction.

This patented system permits of such freedom and flexibility of design and arrangement that every detail can be made exactly right for the peculiar needs of the organization—whether large or small.

And its desirable features do not stop here. As the club grows—as the needs of the members increase, or as changing conditions may dictate—additions and

alterations are easily and economically made. This means a building that is always up-to-date and always convenient.

The model illustrated here has many commendable features. Note its harmonious proportions; the liberal provisions for light and air in every room; the commodious porch and the sturdy construction of the entire building. Every detail suggests freedom, cool comfort and hospitality.

The interior is equally inviting. A roomy lounge, with beam ceiling, fireplace and excellent floor space for cozy grouping of chairs, tables and settees. It serves perfectly its purpose as a gathering place for club members seeking comfort, rest and recreation.

Bossert experts will gladly help you plan a specially designed Club House to meet the needs of your organization—one that will blend with your club grounds and remain a lasting credit to your good judgment.

A brief outline of your general requirements will bring you interesting and valuable suggestions.



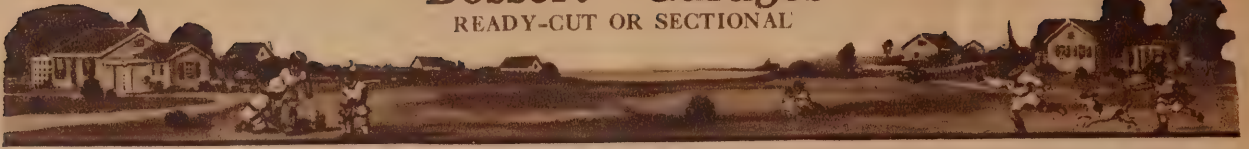
Port Washington Hospital

**There is no other
building method
so quick and
satisfactory**

Bossert Buildings Are Built Before They Leave the Factory. They Are Merely Erected at the Site

Bossert Garages

READY-CUT OR SECTIONAL



Garage and Chauffeur's Cottage



THIS practical, commodious garage and chauffeur's cottage, illustrated above, has living quarters consisting of living-room, kitchen, bath, two bedrooms and pergola with a spacious two-car garage, 18 x 18 ft. It is an attractive building for any estate.

Ready-Cut Garages

can be furnished for any design or size required by the purchaser. Bossert standard specifications include all the material necessary to complete the building, including hardware, paint and nails; the usual timber sizes are as follows: Sills 4" x 6", wall studs 2" x 4", 16" O. C. 7/8" sheathing boards, 16" shingles or 6" clapboards (for side walls) and 16" shingles for roof. Stock doors are 8' wide by 8' 6" high with glazed top panels.

A Cheaper Garage

can be built with clapboards nailed to the studding without sheathing boards, and a cheaper roof is obtained with sheathing boards covered with our slate surfaced asphalt shingles or roll roofing.

Our Price List

contains sizes and prices of standard Ready-Cut Garages. If other sizes are required send us a sketch if necessary and a description of the exterior or interior finish and roofing material desired. Our estimate will include all the material necessary to erect the building, and will save you from 25% to 40% in carpenter's labor; moreover, your garage will be better and stronger because the material is machine dressed to width and all framing lumber is accurately cut to fit; it will nail snug and close and make a solid, substantial job that cannot fail to be both pleasing and satisfactory.



Sectional Two Car Garage. Also Made Ready-Cut

Bossert Sectional Garages Are a Portable Asset

Bossert Definite Cost Ready-Cut Method

MEANS A BIG SAVING TO YOU!



Sectional Two Car Garage. Also Made Ready-Cut

Bossert Sectional Garages

are constructed in the same high class manner as our sectional houses. They are not to be compared with ordinary sectional



Sectional One Car Garage. Also Furnished Ready-Cut

garages which have not the interlocking weatherproof and other desirable features which characterize Bossert buildings. They are made with and without inside lining; they make permanent buildings or they can be easily taken down, moved and re-erected any number of times. This feature alone is a valuable asset on rented property, and their resale value is exceptionally high.

The Colonial Garage

illustrated is attractive and serviceable at a low price. It is 10' x 15' inside measurements. The walls are of clapboard painted one coat; the roof is crushed slate roll roofing laid over tongued and grooved boards. The doors are substantial with glazed top panels. The Colonial is carried in stock ready for immediate delivery and it can be erected by unskilled labor in 8 or 10 hours.

All Bossert Garages

can be combined with chauffeur's or gardener's houses to meet special requirements, and a sketch or description of the accommodations wanted will promptly bring floor plans and estimates free of charge.

"Bossert" Prices Are Possible Only Through Intensive Production Methods

The Solution ^{OF} THE Church AND School Problem



This is a Bossert Sectional Church Built at Douglaston, Long Island



Interior of Church at Douglaston

BUILDING committees seeking plans for a Church or School of moderate size will find Bossert Buildings a logical and economical solution of their problem.

They are made in many sizes, and as originally erected the Bossert-built Church is a unit complete in itself, but as your needs increase new units may be added—each one dovetailing with the preceding units, each adding to the beauty and to the harmonious ensemble of the greater structure.

The double wall with confined air space, characteristic of Bossert construction, assures comfort in summer and any desired temperature during the winter months. These comforts are important items to be considered when selecting a meeting place of this character.

Church extension societies find Bossert Buildings of particular value because they can be removed or sold to a smaller community even in a neighboring city.

Let us help you with this uplifting work. Write us about your special needs, tell us the size of your plot and the amount of money you would like to spend.

BOSSERT SCHOOL BUILDINGS have given complete satisfaction wherever they have been erected. They comply with all requirements for light and air. Many have been fitted with "Astral" windows and special ventilation systems. Let us tell you more about our school buildings.

BOSSERT CHURCHES AND SCHOOLS ARE AN ASSET TO YOUR COMMUNITY

Hospitals and Dormitories

READY TO ERECT



Church at Forest Hills, Long Island

Read These Testimonials

*The Diocese of Long Island
Archdeaconry of Queens and Nassau*

Garden City, N. Y., May 11, 1920.

Gentlemen:

Replying to your letter of recent date, I am glad to commend your portable churches to any persons interested and will say that I have found them very satisfactory in the past.

*Yours truly,
Roy Farrel Duffield, Archdeacon.*



Interior of Church at Forest Hills

*Chester, Pa.
May 15, 1920.*

*Messrs. Louis Bossert
& Sons, Inc.,
Brooklyn, N. Y.*

Dear Sirs:

The Bossert Portable school house which we put into service about the first of November, in 1919, has served our purpose well.

It makes an attractive school house, pleasant and comfortable for the occupants. Our dealings with the firm have been very satisfactory.

Yours very truly,

*Chas. A. Wagner,
Supt.*

Louis Bossert & Sons, Inc., Manufacturers and Dealers in Lumber and Trim

What owners say about Bossert Houses



TESTIMONIALS

E. B. PERKINS
Riverdale-on-Hudson, N. Y. C.

Louis Bossert & Sons, Inc.
Dear Sir:

The Albany Model House which you sold to me last summer proved very comfortable, convenient and otherwise satisfactory as a guest cottage on my daughter's place in Maine.

I am enclosing a kodak picture of the house which shows the change I made in the placing of the piazza steps, and the addition in the shape of a roof over the kitchen door and window. I also added a fireplace between the bedroom and kitchen doors in the living-room.

Yours very truly,

E. B. PERKINS

BERTRAM A. STROOCK
P. O. Box 706, Newburgh, N. Y.

Louis Bossert & Sons, Inc.
Dear Sir:

The house which I bought from you was put up in good time and has made a very comfortable small house. It is answering all purposes for which it was intended and is of attractive design and appearance.

Yours very truly,

B. A. STROOCK

ETHEL W. FOSTER
400 W. 160th St., New York City

Louis Bossert & Sons, Inc.
Dear Sir:

We are pleased in every respect with our Pocono Bungalow. We have spent our week ends in it, up to a few weeks ago, heating with two oil stoves, most satisfactorily.

We recommend it most highly.

Yours very truly,

ETHEL FOSTER

A. GREEN
11 Wall St., New York

Louis Bossert & Sons, Inc.
Dear Sir:

I have your letter of October 11th. The house which you furnished me at Mount Kisco for the use of my superintendent has been absolutely satisfactory in every way. The material and workmanship left nothing whatever to be desired.

If you care to refer any prospective purchasers of your houses to me I shall be only too glad to confirm to them the opinion herein expressed.

Yours very truly,

ASHBEL GREEN

P. D. WAGONER
Office of the President
Elliot-Fischer Co.
342 Madison Ave., at 43rd St., N. Y. C.

Louis Bossert & Sons, Inc.
Dear Sir:

I am pleased to acknowledge receipt of your letter of October 11th. I might say that the house has proved very satisfactory, as is also true of the manner in which you handled the details in connection with the contract.

With kind regards, I am,

Yours very truly,

P. D. WAGONER

MRS. STERETT R. PREVOST
1322 North Ave., Elizabeth, N. J.

Louis Bossert & Sons, Inc.
Dear Sir:

In answer to your inquiry as to whether the bungalow I purchased from you was satisfactory, I wish to say, it is most comfortable and satisfactory in every way, and has been admired by many.

I enclose a picture of it, for you to see just how it looks completed in Buelle, N. J.

Yours truly,

MARGARET PREVOST

P.S.—In one of these pictures you will see how well my Bungalow and my brother's house look right next to each other.

ALEXANDER TENEAU
44 Gramercy Park, New York City

Louis Bossert & Sons, Inc.
Dear Sir:

Replying to your inquiry dated the 11th, I take great pleasure in stating that the bungalow I have purchased from you has given me entire satisfaction, and that it is agreeable to me to authorize you to use my name for reference.

Should you wish a photograph of my snug little house I shall gladly send you one.

Yours very truly,

ALEXANDER TENEAU

J. C. RAMSAY
c/o Barron G. Collier
Candler Building, N. Y.

Louis Bossert & Sons, Inc.
Dear Sir:

I am indeed glad to say a word about the Redibilt garage. It is very easily put together notwithstanding that it is most substantial.

It has been up not quite two years without any signs of deterioration and its solidity warrants me in believing that it will be one of those last a lifetime affairs.

Its thorough construction makes it practically air tight, which is a nice thing in the winter months.

Yours very truly,

J. C. RAMSAY

EMILY G. CARROLL
336 West 95th St., New York City

Louis Bossert & Sons, Inc.
Bklyn, N. Y.
Dear Sir:

I am quite satisfied with my little bungalow, and rented it before plumbing and electricity were installed. It certainly solves the problem of getting something quick, knowing just when it is going to be ready, and just exactly what it is going to cost.

Next time I want to have a Piping Rock Model.

Yours very truly,

EMILY G. CARROLL

Bossert Houses are in use north of the Arctic Circle and South of the Equator

Partial List of Purchasers

NEW YORK

Staten Island

F. Dessin
J. H. Nichols
Wood Harmon & Co.
Amelia L. Baumann (3)
Jno. G. Hines
Fred Berger
Brooklyn Y. M. C. A.
A. Dunton Colyer
Leonardi Lebita
Elliott B. Ogden
Jas. Campbell
Mrs. Anna Friel
Louis Einmold
O. Hartman
New York City
U. S. Volunteer Life Saving
Corps (3)
Bellevue and Allied Hospitals
Deutsche Journal
Vacuum Oil Co.
U. S. Wood Preserving Co.
John Simmons & Co.
Lewisohn Bros.
John F. Kieron
Bliss, Dallett & Co.
Department Quartermaster (3)
N. Y. Arsenal
Huylers (3)
Jno. F. Gill
E. F. Hargrave
C. A. Griscom
Harry B. Mitchell
G. H. Miller
Dr. Flavius Packer (3)
S. C. Beckwith Spec. Agency
Panama Railroad & Steamship
Co.
War Department, U. S. Gov.
Martha Robertson
Savage Arms Corp.
Blanch Slocum
C. H. Barson
A. B. Martin
Catherine Moessner
J. B. Winstanley
Ormond E. Lewis
Beatrice Cunardi
R. Edward Begley
Hyman Schaeffer
General Elec. Co.
Warren Sumner
International Sunshine Society
C. W. Beach (2)
Vincent Copitini
W. E. Bushnell
General Elec. Co.
Office Quartermaster

LONG ISLAND

Bay Shore

Geo. A. Ellis
Ernest Keller
Edward Straub
May E. Solmen
Elise Orchiedt
J. T. White

Oyster Bay

Geo. D. Brighton
Nelson Doubleday
Frank C. Page (2)
J. A. Ripley

Great Neck

Great Neck Golf and Country
Club (5)
Lee Rosenberg
C. H. Goddard (3)
Wm. E. Wagner

Huntington

Merideth Hare
Francis M. Weld (3)
H. B. Gibson (2)
Jno. Elverson

Douglas

Rev. Jno. J. Clark (Church)
W. H. Van Stenbergh
Park Mathewson
J. M. Debans

Port Washington

Mildred Eagle Fell
Port Washington Hospital
J. S. Browning
Edward Luckenbach
Francis Hoffman
No. Hempstead Country Club

Jamaica

C. W. Hoagland
Phil Haslach
Louis J. Schuck
Dicklin Construction Co.
Home Lawn Crest Realty Corp.
Barron G. Collier, Inc. (2)

Broad Channel

Jos. P. Day
Jas. Groves
Marcus Peyson (4)

Eugene Bollerman
Adolph Hammer
H. Armington
Miss Anna Rucker

Speonk

H. H. Royce
Ludwig Fariara

Jericho

Mrs. Barger Wallach
Walter S. Maynard

Westbury

Russel B. Smith
E. D. Morgan
Sidney S. Whelan

Howard Beach

Howard Estates Development
Co. (3)

Amityville

Alexander Teneau
Dennis O'Brien
Edgar Whitmore

Forest Hills

Diocesan Mission of L. I.

Bayside

J. H. Ridenour (2)
Bayside Links, Inc.

Roslyn

J. H. Albere (2)
Herman Gold
Teresa O'Neil Snyder

Freeport

August K. Braun
Geo. W. Powell
Albert Conzer

Cold Spring Harbor

I. R. Oeland
Hempstead
Chas. Mangio
Town of Hempstead

Woodmere

O. L. Schwenne
Frank A. Bruzzo

Manorville

J. H. Burton
Teresa M. Rocke

Mill Neck

V. Bohliger
J. H. Burton
Teresa M. Rocke

Locust Valley

Geo. F. Baker, Jr. (2)
E. M. Cravath
Geo. J. Bourne (2)
P. A. Franklin

College Point

M. O'Hara

Dunton

Alfred Mussinan

Maspeh

Mrs. M. Weil
Aug. M. Quis

Hicksville

Anthony Fassullo
A. Colosso

Montauk

P. B. Eaton

Elmhurst

E. H. Ducker
Geo. A. Mergler

Marlboro

E. W. Dart

Sayville

Jno. F. Hughes
Far Rockaway
W. R. MacLean
J. J. O'Grady (8)

Sag Harbor

Mrs. J. Herman Aldrich

Southampton

E. G. Whittaker
F. B. Flagg

Islip

John H. Allen

Oceanside

A. K. Bonning
South Jamesport
C. L. Berger

Seaford

F. Holmes
East Setauket
Thos. C. Cardwell

East Quogue

Henry Behr

Quogue

Miss F. D. Benedict

Patchogue

Canaan Lake Co.

Flushing

Samuel B. Ridder
Richard Hellerman
J. H. Ridenour
Goodman Bros.
Eaton Land Co.

Long Island City

John Fletcher

Port Jefferson

Walter Reed

Little Village

R. C. Benjes

Brookville

J. Harvey Ladew

Whitestone

Mrs. L. B. Dunn
Barron G. Collier, Inc.

Hamilton-on-Bay

Florence E. Winters

Union Course

Chevron Realty Co.

Aqueduct

John Hoge

Rockaway Beach

Walter L. Allen

Rosedale

Clara M. Roby

Floral Park

Rev. R. F. Duffield

St. James

C. Temple Emmet

East Rockaway

J. J. Mackin

Glen Head

North Shore Realty Co.
Townsend B. Scudder
Edith D. Collins
Chas. P. Bell

Belmont Park

John E. Madden
M. Merrill

Greenport

Chauncey Marshall

Inwood

Dr. Harry Pflug
M. W. Gunton

Yaphank

Brooklyn Daily Eagle

Sea Cliff

Miss Eilers

Garden City

Don Purker
Glen Curtiss
J. E. O'Neill
R. M. Cleveland

Richmond Hill

C. W. Rugen

Minocla

Red Cross, Nassau Co. Chapter

Centerport

Emma Scherff

Plandome

Raymond Brown

Southold

Mary C. Scherff
Lucy M. Leicht

Corona

Degnon Realty Co.
Corona Heights
Valentine Hoffman

Lincoln Heights

Virginia Scheider

Laurel Hill

Riley Bros.

Middle Village

Bartasek & Burger

East Islip

Ellis L'Hommedieu

Hollands

Russell D. Perkins

Coney Island

Geo. H. Bray

Smithville

S. C. Brusewitz

South Ozone Park

Margaret Schaefer
Chas. Webber
E. E. Meecham & Son

Valley Stream

Grace E. Wright

Rockaway Point

Jos. Schuh

Hollis

Geo. Mayer

East Hampton

A. J. Newton

Brooklyn

Dr. James Crawford
J. H. Duncan
Edison Co. (2)
Church Extension Bd.,
Presbytery of Brooklyn
Austin, Nichols & Co. (5)
German Hospital
John Zemetra
Q. Salvaty
Angelo Zummo
Obermeyer & Leibmann
Evergreen Cemetery
Western Elec. Co.
Louis Marchant
Brooklyn Free Kindergarten
John W. McGrath
Wm. Vogel & Bros.
Earl Hanson
Sunset Hotel Corp.
Wm. E. Harmon & Co.
William Nolan

C. L. Brown

Jno. Dwyer
Jewish Welfare Board

Beckay Realty Co.
H. C. Morgan
Geo. M. Clark
St. Catherine's Hospital
Fred Gebhardt
M. W. Kellogg & Co.

Long Beach

G. H. Bennett (3)
M. A. Jackson
Martha M. Allen
Mrs. C. Horsbrough
W. I. Friedman
C. Brenowitz
J. Overgell
J. Brenowitz
Florence Robbins
L. C. Lawrence
E. Fanning
Helen Heitman
N. T. Kelly
H. A. Crowe (2)
L. C. Jones
Paul E. Meyer
Anna M. Davis
A. Gennonsky
M. Solomon
A. M. Nealis
E. H. Haynes
Anna Walsh (4)
Stephen Smith
Nettie Goodman (2)
Mrs. H. Feeley
Lillie S. Gumbs
Mary A. Deffley (2)
Mary E. Butler
R. G. Fromert (2)
Wilbur Draper
Lulu May
Mary E. Kenny
Long Beach Development Co.
Paul Stahl (2)
Vincent Valcor
Arnold Genthe
Marguerite O'Donnell
Helen B. Smith
Burton O. Gibb
Jas. C. Monat
Edward Cains
H. F. Gurney
The Lawden Co.
W. I. Wampler (2)
M. W. Gibbons
Otto Nikly
S. M. Wood
Francis M. Valk
Wm. Ruben
Sunset Bungalow Co. (70)
Chas. Baran
Chas. B. Lee
Lido Corporation
W. H. Reynolds (150)
H. F. Teed
Dr. Wm. Moser
Elmohar Co.

NEW JERSEY

Orange

H. V. A. Brown

East Orange

C. W. Nichols
F. W. Hilger

South Orange

J. L. Sherman

West Orange

A. M. Filney
Mrs. Clara Denby

Ridgewood

Helen Ludlum
A. Carleton

Old Bridge

Sadie Butcher

Boonton

Henry E. Butler

Wrightstown

Allen Eng. Co.
Chas. Revine

Passaic

Richardson Scale Co.

Marlboro

Geo. S. Ingraham

Manasquan

Miss Winifred Pearce

Camp Dix

Camp Exchange (2)

Verona

Ella F. Lyons

Grantwood

A. Bischoff

Dover

Edward C. Thomas
E. J. Skeele

Ramsey

Cecil Isner
Josephine Isner

MANY OF THESE HAVE BOUGHT SECOND AND THIRD BOSSERT HOUSES

Partial List of Purchasers (Continued)

Rahway
Three-in-one Oil Co.
Anthony R. Windall

Newark
William Mennen
Balentine & Sons

Morristown
Mrs. F. A. Humphries
F. Van Buren

Branchville
Henry J. Frey

Elizabeth
Rev. Florian Widman

New Brunswick
Frank Riggs
Hugh Boyd

River Edge
Allied Homes, Inc.

Maywood
H. S. Mabie

Closter
G. A. Thomas

Hawthorne
Frederick Van Blaricum

Bloomfield
Mary C. Scheff

Tenafly
Charlotte D. Thomas

Point Pleasant
S. W. Purdy
Jno. C. Hoenninger
Wm. E. Fox

Upper Montclair
Frank H. Arnold
W. H. Bethel
C. D. Vreeland

Montclair
Arthur M. Morse

Hopatcong
P. B. Bird

Englewood
Dr. E. H. Lyons (2)

Warner
Ammo Phos. Corp.

Summit
Paul Gadebusch

Perth Amboy
National Synthetic Co.

Allendale
Arthur Tomalin

Frenchtown
Jas. O. Hazard

Tuckerton
Supply Office, U. S. Navy Yard

Chrystal Lake
Emma L. Johnson

Oceanic
Howard S. Borden

Alpine
Clement J. Northrup

Mountville
Mrs. G. Gorman

Moose Lake
Miss S. Burns

Wharton
Empire Steel & Iron Co.

East Germantown
R. C. St. George

Branchport
Jno H. Carson

Madison
Edward A. Rosenfeld

Westwood
Edward H. Haynes

Atlantic City
Paul Cleland

Keanaburg
Mrs. Andrew Wilson (2)

Paterson
Francisco Tescione

Keansburg
Theresa V. McNurney

Spring Lake
Mrs. E. A. C. Perrine

Rumson
Frederick C. Beck

Metuchen
W. P. Pattison

West Nutley
Geo. P. Krehbiel

WESTCHESTER and CONNECTICUT

White Plains, N. Y.
Scarsdale Estate
Dr. J. Fellows Davis
Mary E. Dreier
Alexander M. Bing (2)
Mrs. Geo. A. Thorne (2)

Bronxville, N. Y.
W. R. Brinkerhoff
H. H. Condit
A. Ellis Bates

Peekskill, N. Y.
Edward H. Harden (2)
E. F. Shaw

Stamford, Conn.
E. Gerli (2)
James Morrison
Lillie Wehrle

Bridgeport, Conn.
Dr. Alfred C. Fones
Wm. F. Sheehan (10)

Greenwich, Conn.
Dr. W. H. Wiley (3)
Miss E. A. Widman
August Eimer
Raymond Thompson

Scarborough, N. Y.
T. A. Vanderlip

South Norwalk, Conn.
Mrs. A. A. Birkland

Hanford, Conn.
Southfield Portland Cement Co.

Mount Vernon, N. Y.
John F. Butler
Edward F. Redmond

Brooksville, Conn.
J. V. B. Thayer

Tuckahoe, N. Y.
J. S. Marratt
M. C. Underhill

Brewster, N. Y.
F. F. Joy

Kent, Conn.
Myra Hopson
Jos. Earns

Westport, Conn.
Clarence B. Sturges (3)

Larchmont, N. Y.
C. C. Hamilton

Mamaroneck, N. Y.
Lawrence C. Greenbaum (2)
H. Grant Straus

Scarsdale, N. Y.
A. E. Cottier

Mount Kisco, N. Y.
M. W. Thompson
Frank G. Macomber

Port Chester, N. Y.
Mr. Irving Lehman

Washington, Conn.
Harriet K. Smith

East Canaan, Conn.
Wm. H. Chapin

Cannondale, Conn.
Bessie C. Fischer

Norwalk, Conn.
W. Crawford Young

Pawling, N. Y.
B. A. Mackinnon
Dr. Flavius Packer (3)

Pelham Parkway, N. Y.
J. Stein

Ossining, N. Y.
A. A. Ainsworth
Alfred Stanley Conges

Irrington-on-Hudson, N. Y.
Mrs. A. Van B. Bailey

Elmsford, N. Y.
Walter Douglas (4)

Lake Mohogan, N. Y.
E. Brown
Barbara Klemmer

Norfolk, Conn.
S. W. Childs

Chappaqua, N. Y.
Donald H. Cowl

Essex, Conn.
Henry Steers

Throggs Neck, N. Y.
Martha Conden

Greenacres, N. Y.
Robert E. Farley

Woods of Larchmont, N. Y.
Chas. Martens

New Rochelle, N. Y.
Wm. S. Beers
J. W. Crawford

Ardley, N. Y.
Chas. O. Jahonnot

Pelham, N. Y.
Alfred B. Stone

Darien, Conn.
Wilbur Beach

Sound Beach, Conn.
Sound Beach Summer Home Corp.

Milford, Conn.
The Clark Land Co.

Unionville, N. Y.
Roy G. Reynolds

Pleasantville, N. Y.
Miss Sara E. Choate

Yonkers, N. Y.
Miss Emily Carroll
O. Olsen

Goldens-Bridge, N. Y.
Warren B. Nash

Bedford, N. Y.
Edward O'Brien

Stonington, Conn.
Edward P. York

Millwood, N. Y.
Alice L. Thorne (3)

Hawthorne, N. Y.
Albert Taddiken

Fairfield, Conn.
F. Sturges, Jr.

Clinton, Conn.
Edith E. Rand

Bantam, Conn.
Olive R. Garland

Montrose Farm, West. Co., N. Y.
Adolf Prickens

Port Chester, N. Y.
J. S. Rose
Margaret Kennelly
Jas. E. Johnson

MISCELLANEOUS

Baltimore, Md.
Dulany-Vernay (4)
Ajax Hocking Coal Co. (4)
Richard P. Baer
Wm. T. Ballard

Cleveland, Ohio
Richard Russ
Mrs. M. McMurray
Mrs. M. Andrews
C. F. Honeffer

Washington, D. C.
Robert C. Wilkins
Jessie C. McDonald
U. S. Navy Dept. (2)
Frank Kirkham

Porto Rico
R. Matos Bernier
Amer. Missionary Association

Mexico
Port Lobos Petroleum Co. (10)
Cortez Oil Corp. (11)
J. Francoso

Havana
Lange & Co. (5)
Thos. C. Gould (6)

Newport News, Va.
A. V. Burcher
Ray E. Bomboy

Clinchfield, Va.
Ford, Bacon & Davis

Alexandria, Va.
Virginia Shipbuilding Corp.

City Point, Va.
R. E. Thalheimer

Richmond, Va.
Tidewater & Western R. R. Co.

Haymarket, Va.
Mitchell Harrison

Elk Ridge, Md.
Mrs. Edw. Murray

Perryville, Md.
U. S. America Ordnance Dept.

Ilchester, Md.
All Saints Convent

Italy
Maud Genovese Gozzale

Iceland
Hannevig & Johnson

San Salvador
Rockefeller Foundation

France
Geo. Morgensen, Export (2)
Franklin Coe (2)

Miami, Fla.
Foster, Reynolds & Co.
Barron C. Collier

Kingsport, Tenn.
Ford, Bacon & Davis (6)

Shelburne, Vt.
Clarence Morgan

Woodstock, Vt.
Bella B. Hurlbutt

Dorset, Vt.
Alan De Schweinitz

Bennington, Vt.
Morton D. Hull

Charleston, W. Va.
Conklin Bros.

Elk Park, N. Y.
N. A. Hamann

Saratoga Springs, N. Y.
F. X. Bissell

Cold Spring, N. Y.
Raymond Healy

Rome, N. Y.
Mary H. Thomas

Ontario, N. Y.
C. H. Ocumpaugh

Watertown, N. Y.
Emma F. Taylor

Shelter Island, N. Y.
Geo. Bergfeldt & Co. (2)

Fulton Chain, N. Y.
Justin B. Ward (2)

Rome, N. Y.
Rome Brass & Copper Co.

Goshen, N. Y.
Marion Farms, Inc. (2)

East Aurora, N. Y.
Francis H. Larkin

Newburgh, N. Y.
Dr. H. L. Barnum (2)

Lake George, N. Y.
Richard Massey

Andes, N. Y.
Lake Delaware Boys Camp

Ellenville, N. Y.
Jas. Hyatt

Ft. Montgomery, N. Y.
N. Y. Evening Post (2)

Fishers Island, N. Y.
Sara O. Brice

McKeesport, N. Y.
Spencer Aldrich

Rochester, N. Y.
Miss Mabel Webb

Glens Falls, N. Y.
Parklap Construction Co. (7)

Saratoga, N. Y.
R. T. Wilson

Walton Lake, N. Y.
A. C. Vanderpool

Stuyvesant Falls, N. Y.
E. P. Hoe

Kineo, Me.
Jno. F. King

Sawyers Island, Me.
Jos. Bailey Ellis

Blue Hill, Me.
R. L. Dohme

Portland, Me.
Katherine W. Crocker

Rockland, Me.
Henry E. Sheffield

Meddybemps, Me.
Helen Willoughby Smith

New Bedford, Mass.
Waldo Bros.

Woods Hole, Mass.
Prof. H. C. Warner
E. Newton Harvey

Ipswich, Mass.
R. T. Crane, Jr.

East Wareham, Mass.
Chas. C. Brooks

Belchertown, Mass.
Nelson C. Holland

East Gloucester, Mass.
Francis P. Kettell

East Longmeadow, Mass.
Kurt O. Weidlich

Gloucester, Mass.
Kate B. Sturges
Eugene R. Shippen

St. Leonards, Buck Co., Pa.
Theo. P. Shonts

Erie, Pa.
Jas. Thompson

Bethayres, Pa.
Herbert Johnson

Reading, Pa.
Rev. A. V. Casselman (3)

Villa Nova, Pa.
Jno R. Maxwell

New Castle, Pa.
Geo. C. Stone

Green Lane, Pa.
Rev. Wm. Buesser

Wildwood, Pa.
Mrs. Frank Moore

Shohola, Pa.
Fencliff Lodge (2)

Buck Hill Falls, Pa.
Susan P. Wharton

Chester, Pa.
Chester Board of Education

Marcus Hook, Pa.
W. H. Reddy

Lancaster, Pa.
H. M. Heidelbaugh

West Hartford, Conn.
Miss Edith Beach

New Haven, Conn.
Marlin Arms Corp.

Danbury, Conn.
Mrs. Lee

Hudson, Ohio
W. M. Lusk

Wickliff, Ohio
Chas. G. Raynor

East Ely, Nevada
Ethel Kraft

Winchester, Ky.
Cumberland Pipe Line Co.

Newport, R. I.
John Bene

Lakemont, Ga.
W. S. Whitman

Eldorado, Ark.
Kingford Goodman (3)

Odessa, Del.
Delaware School Auxiliary (2)

Smyrna, Del.
Delaware School Auxiliary

Newark, Del.
Delaware School Auxiliary

Peterboro, N. H.
Isobel Bross

WE WOULD LIKE TO ADD YOUR NAME

What Our Prices Include



THE prices quoted in this catalogue are all subject to change without notice.

READY-CUT prices include all materials specified on pages 4 and 5.

PRICES FOR SECTIONAL BUILDINGS include all sections and parts necessary to complete buildings above foundations, also the hardware necessary for proper erection.

Painting of Sectional buildings is included as follows:

Clapboard side walls are painted two coats, any color or combination of colors selected. The roof shingles are left in their natural state or stained to order at extra cost.

Where both side walls and roof are shingled, they are either left to weather or the roof may be stained and side walls painted one coat at the mill. When shingled houses are left in their natural state outside trim, including doors and door frames, sash and window frames and underside of

eaves are painted two coats. No interior decorating of any kind is included in any of our buildings.

Where plaster-board is furnished for application on the interior walls, wood trim is also supplied.

The cheaper grade of buildings, known as the EXCELSIOR TYPE, are shipped with one coat of stain or paint on the outside but no paint or stain whatsoever on the inside. Two coats of paint will be furnished at additional cost.

Prices do not include erection, but arrangements can be made for the proper erection of houses if within reasonable distance from New York City.

We do not include cellar windows, doors, stairs or partitions in cellar. These, however, can be furnished according to requirements at reasonable cost.

No labor is included, or materials for masonry, plumbing, heating or wiring.

Terms

All goods are quoted as F. O. B. our plant. All orders must be made on our regulation order blank and twenty-five per cent of total price must accompany each order as a deposit; balance must be paid on presentation of Bill of Lading, or where we make the delivery with our own trucks balance is due within 48 hours after notification that the building is ready for delivery. No agent or employee has authority to accept orders any other way.

All orders are rushed with all possible speed; we will not guarantee any specified time of delivery. We will endeavor to ship,

however, in accordance with time desired by purchaser. All prices quoted are net and not subject to discount.

Where we erect houses, erection estimate, which may be had on application, must be added to cost price and treated as one amount, the deposit and balance being payable as above.

The terms for export are the same as those for domestic orders with the exception that the purchaser must arrange for proper payment of draft when presented in New York City. CRATING for export adds 15 per cent to prices.

THE BOSSERT PLANT

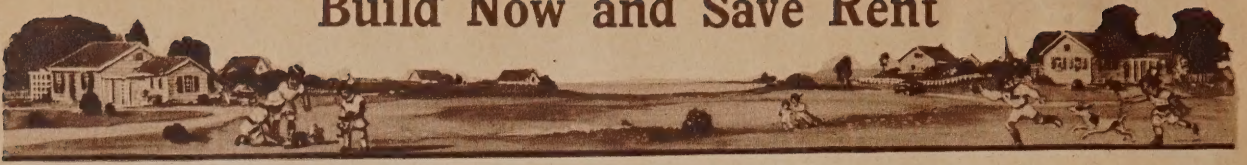
TELEPHONE STAGG 2600. (Ask for House Dept.)

Telegrams—BOSSERT, BROOKLYN

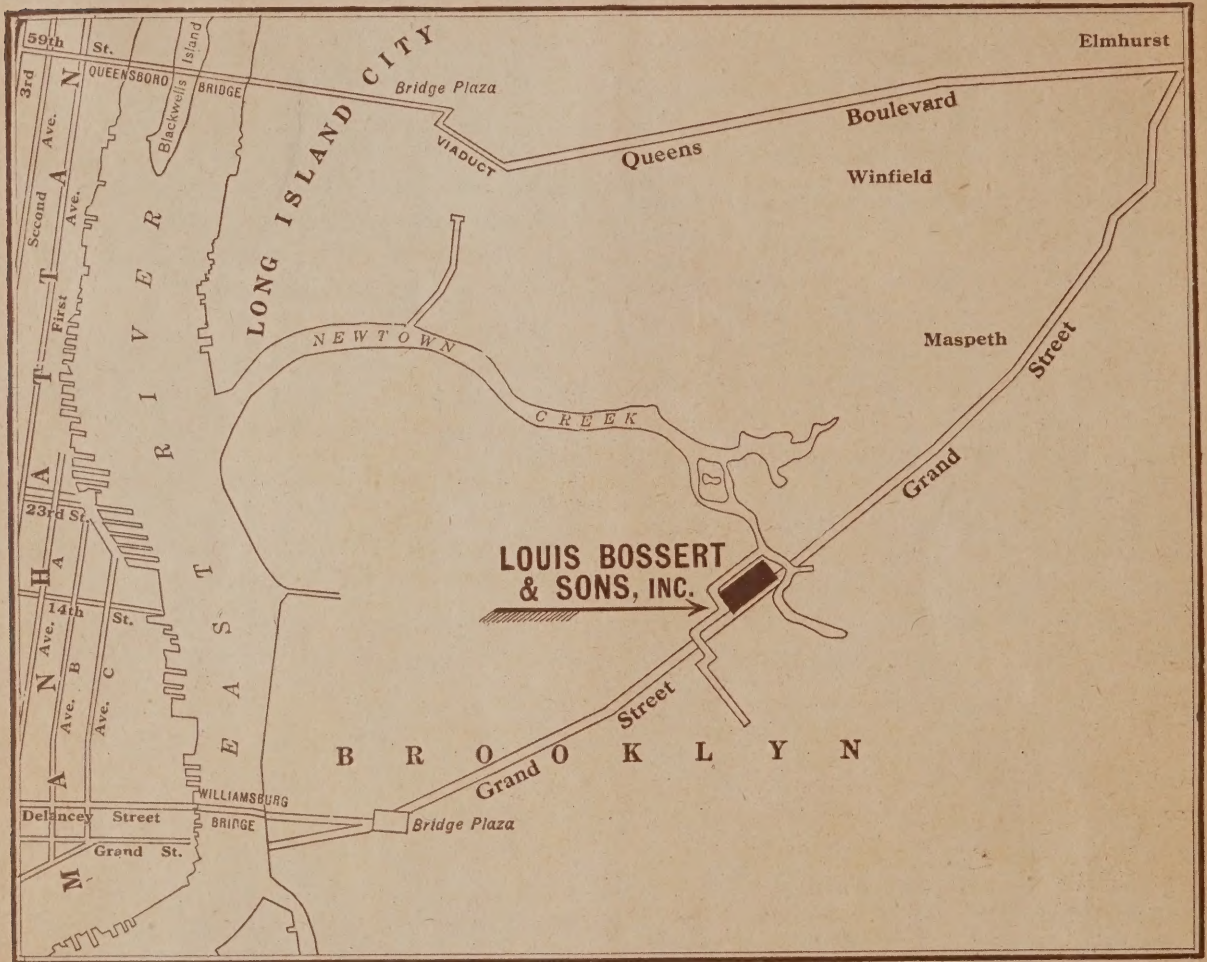
Cables—BOSSERT, NEW YORK

LOUIS BOSSERT & SONS, Inc., Grand Street and Newtown Creek, Brooklyn, N. Y.

Build Now and Save Rent



*The Advantages of Home Owning Were
Never Greater Than They Are Today!*



How to Reach the Bossert Plant

BY MOTOR: Cross Queensboro Bridge at 59th Street. Queens Boulevard to Grand Street, Elmhurst, turn right on Grand Street and continue direct to plant.

BY CARS: From upper New York, take B. R. T. Subway to Marcy Avenue, Brooklyn, and Grand Street car direct to our plant.

If starting from lower New York, a car from Post Office, Broadway, marked Brooklyn, will take you to Williamsburg Bridge Plaza, where transfer is made to Grand Street car to plant.

OUR PRODUCT IS OUR PRIDE! OUR REPUTATION YOUR GUARANTEE!

EVERY ONE SAVES MONEY THE BOSSERT WAY



ONE OF THE FLEET OF SHIPS CARRYING LUMBER TO THE BOSSERT YARDS IN BROOKLYN FROM PACIFIC AND ATLANTIC PORTS

Bossert buys in enormous quantities in the cheapest lumber markets of the world, saves much duplication of effort and manufactures by-products from the waste material which the Owner is obliged to pay for when random lengths of lumber and trim are delivered in the old fashioned way.

THE OWNER saves the cost of plans and specifications. He saves thru economies in planning and construction which only many years of experience can accomplish without detriment to the work. He further saves thru the enormous amount of machine work performed on the material before it leaves the Bossert Mills, thereby insuring speedy erection and a consequent saving in erection costs.

THE BUILDER saves his own time, which is his main asset. He saves hundreds of hours of mechanics' time. He saves the cost of errors in construction and the consequent cost of replacement!

Financing a Home

Assuming that your plot is paid for and a building loan or mortgage is desired, application should be made to the local Building and loan associations or to Savings banks or Trust companies who will acquaint you with the usual procedure of obtaining a mortgage, and they furnish application blanks for this purpose. Generally speaking there are two kinds of mortgages:

THE PERMANENT MORTGAGE, made for a term of years at a fixed rate of interest (usually paid semi-annually), and the INSTALLMENT MORTGAGE, repayable (with interest) in monthly installments equivalent to a little more than the average rent paid for similar property.

A BUILDING LOAN is the term applied to any mortgage that is advanced as the building reaches various stages of completion; usually in four equal payments for small suburban homes.

A LARGER MORTGAGE can often be obtained when a building is completely finished first, as its loaning value is then more definitely determined and the charges incidental to building loans are avoided.

If a building loan is required, complete estimates should first be obtained for all of the work including grading and planting, as the total cost of the building must be stated in the loan application. This sum, together with the value of the ground, will determine the amount that can be borrowed on mortgage.

Purchase-Money Mortgages

Sometimes a plot of ground can be purchased where the seller will allow a portion of the purchase price to remain as a second mortgage; this does not affect the first mortgage and it helps the purchaser to build sooner and thereby stop paying a high rent.

Many people join a building and loan association many years before they build a home because they obtain a better rate of interest on their money, and when they are ready to build they not only obtain a preference over new members but their mortgage is the more quickly paid off.

Well designed houses have a higher loan value, and Bossert Ready-Cut Houses have been designed with this end in view!

THERE ARE NO EXTRAS THE BOSSERT WAY

